



## Unit 11 Ergo Business Park

Greenbridge Road, Swindon, SN3 3JW

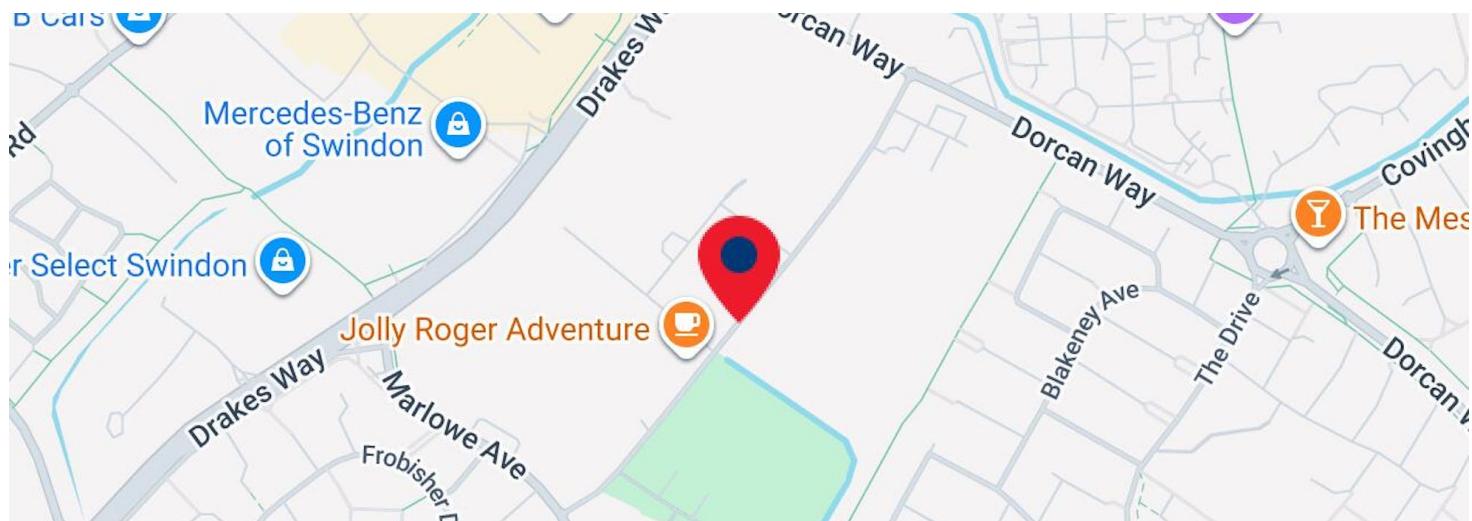
### HIGH QUALITY BUSINESS UNIT

**2,412 sq ft**  
(224.08 sq m)

- RECENTLY REFURBISHED
- FITTED FIRST FLOOR OFFICES
- 3.6M EAVES HEIGHT
- 3 PHASE ELECTRICITY
- AIR CONDITIONING
- 2 X WCS
- ALLOCATED CAR PARKING

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## Summary

Available Size	2,412 sq ft / 224.08 sq m
Rent	£22,950 per annum
Business Rates	N/A
EPC	D (77)

## Location

Ergo Business Park is located close to both Junctions 15 and 16 of the M4 motorway. The units occupy a prominent location on Greenbridge Road, in the heart of the Swindon business district. Swindon is situated at the centre of the M4 corridor between the important commercial cities of London and Bristol.

Ergo Business Park is an outstanding development offering flexible contemporary self contained office, business and industrial accommodation built to a high specification and situated within attractive landscaped surroundings with plenty of on site parking.

## //what3words

<https://what3words.com/card.shut.codes>

## Description

Unit 11 Ergo comprises a mid terrace unit constructed using modern high quality materials.

At ground floor there is a reception with WC. Vehicle access to the warehouse is via an up and over, electric, sectional shutter door (2.4m x 3m). Internally, the facility has a minimum clear eaves height of 3.6m at ground floor.

At first floor, there is office accommodation, including WC and kitchenette facilities.

The unit has recently been refurbished and benefits from a 3-phase electrical power supply and LED lighting.

Externally, there is loading and allocated parking directly in front of the unit. There is CCTV on site and lockable gates with 24/7 access.

## Accommodation

Name	sq ft	sq m
Ground - Warehouse including WCs	1,217	113.06
1st - Offices	1,195	111.02
<b>Total</b>	<b>2,412</b>	<b>224.08</b>

## Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance, ground rent and VAT, which will be paid in addition to the rent, by the tenant.

## Viewings

Viewings and further information is strictly by prior appointment through the agents.



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