



# To Let

## To Let - Refurbished Mid Terrace Industrial / Trade Counter Unit

- 3 Phase Power
- Allocated Parking
- Fitted Offices
- Refurbished
- Located On Established Industrial Estate
- 5m Eaves

### Unit 2271 L

Dunbeath Road, Elgin Industrial Estate, Swindon,  
SN2 8EB

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**2,041 sq ft**

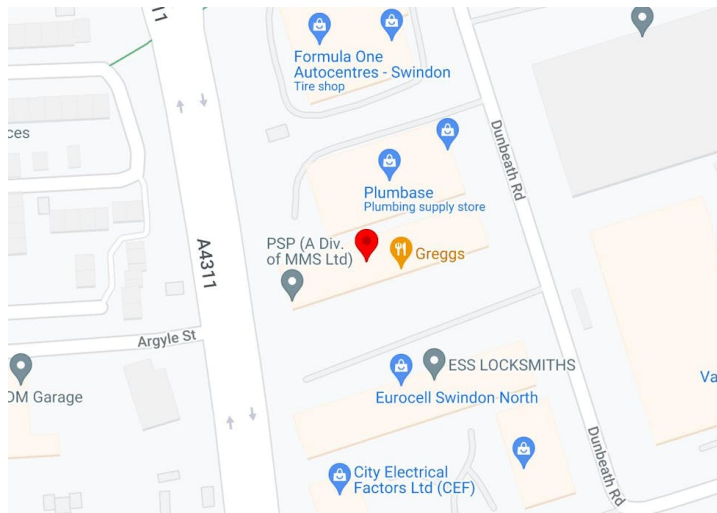
189.62 sq m

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**Reference: #149564**

# Unit 2271 L

Dunbeath Road, Elgin Industrial Estate, Swindon, SN2 8EB



## Summary

Available Size	2,041 sq ft / 189.62 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

The property comprises a mid terrace, steel portal frame unit with brick elevations and a pitched roof. There is a ground level roller shutter door accessed from the yard on the front elevation, along with a pedestrian entrance opening into a reception area. The property benefits from 5m eaves, 3 phase electricity, male and female WCs and allocated parking.

## Location

Elgin Industrial Estate is located 1.5 miles north east of Swindon town centre. Swindon is well located on the M4 with access taken from Junctions 15 and 16. To the east is the A419 dual carriageway which provides a route north and south.

The estate is an active hub of trade occupiers including Travis Perkins, Plumbase, Wolseley, Toolstation and Bookers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 2271 L - Warehouse inc Office & WC	1,860	172.80	Available
Unit - Unit 2271 L - First Flr Office/Stores	181	16.82	Available
<b>Total</b>	<b>2,041</b>	<b>189.62</b>	

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