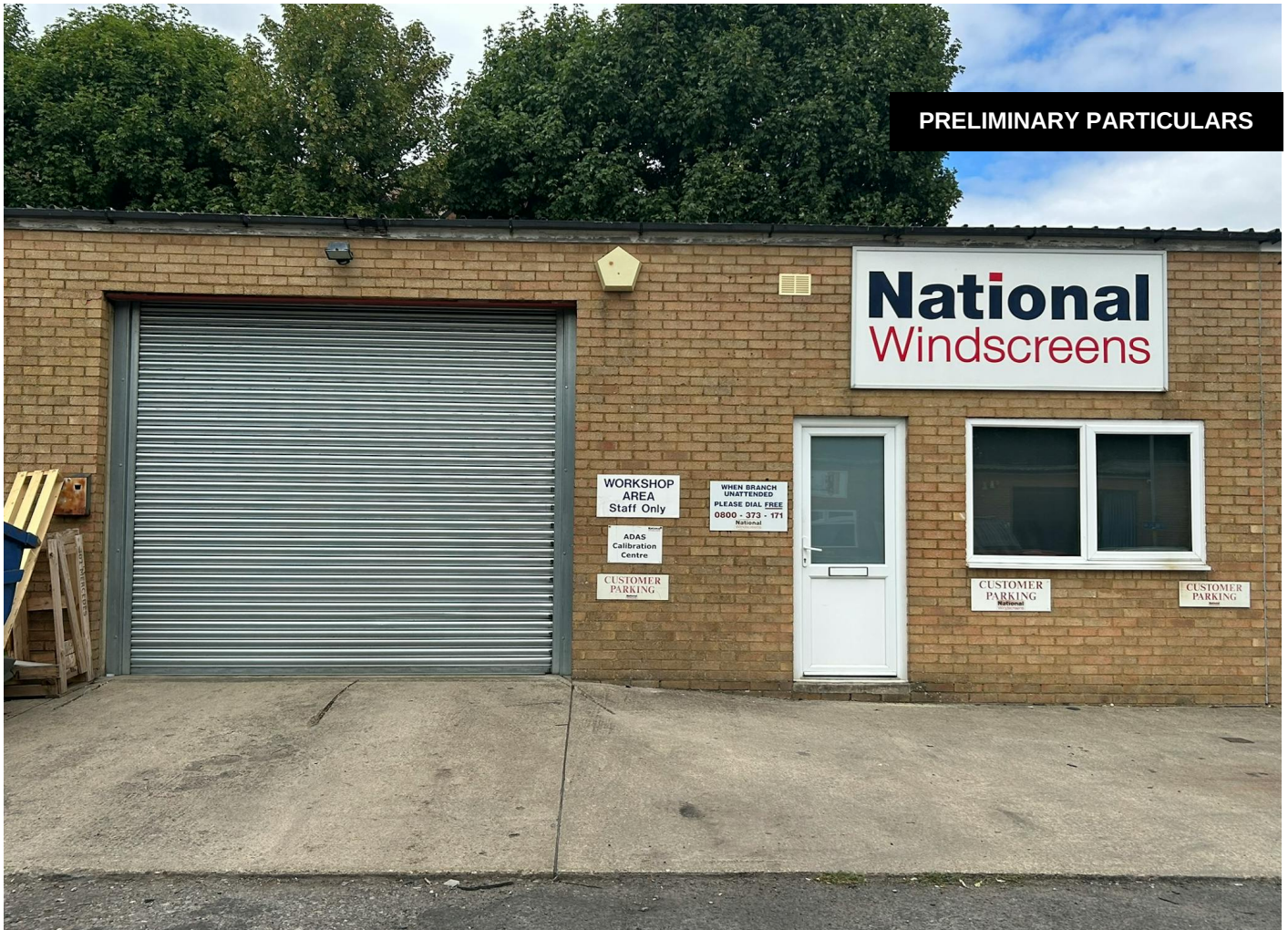


# Unit 19 Central Trading Estate

Old Town, Swindon, SN3 1PD



## Key Highlights

- 1,512 sq ft
- £17,500 per annum exclusive
- 3.6m eaves
- Old Town Location
- Loading door access
- Existing office and kitchenette

## Location

The Central Trading Estate is situated in the Old Town area of Swindon just off the B4006 Marlborough Road. It is a short walk to amenities of Old Town. Junction 15 of the M4 is approximately 2 miles to the south.

## Description

Unit 19 Central Trading Estate is mid terrace unit of steel frame construction providing industrial / warehouse accommodation with a small office, kitchenette and WC. Access is via a full height loading door and a separate personnel entrance door. Refurbishment works will be undertaken prior to the new lease commencing.

## Accommodation

The property provides the following approximate area on a gross internal basis.

| Name                            | sq ft        | sq m          |
|---------------------------------|--------------|---------------|
| Ground - Warehouse / Production | 1,512        | 140.47        |
| <b>Total</b>                    | <b>1,512</b> | <b>140.47</b> |

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £17,500 per annum exclusive of VAT, service charge and all other outgoings. Each party is to be responsible for its own legal costs.

## Utilities

Subject to pre-contract verification all mains utilities including gas, and single Phase electricity are available to the property.

## EPC

An EPC will be commissioned on completion of the refurbishment works.

## Business Rates

Rates payable: £6,156 per annum

*(based upon Rateable Value: £14,250)*



## Contact

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