

TO LET - INDUSTRIAL

Unit 12 Blackworth Industrial Estate

Highworth, Nr Swindon, SN6 7NA



Key Highlights

- 810 sq ft
- Maximum height of approx. 5.1 m
- III phase electricity supply
- Mains gas
- Established location
- Roller shutter loading door
- WC

01793 423344

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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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Description

Unit 12A Blackworth is an end terrace industrial unit of concrete frame construction with access via a roller shutter loading door. Internally the unit benefits from a maximum clear height of approximately 5.1m, mains gas, three phase electricity, fluorescent strip lighting and a WC. To the front is an existing office.

Location

The property is situated on the Blackworth Industrial Estate approximately 5 miles to the north of Swindon and is well situated to service both Swindon and the local community of Highworth. The A419 dual carriageway is approx 10 minutes drive and provides a direct link to Junction 15 of the M4, the A420 and the M5 to the north at Gloucester.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - workshop / storage	810	75.25
Total	810	75.25

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £12,500 per annum exclusive of service charge, VAT, buildings insurance and utility costs. Each party is to be responsible for their own legal costs.

Service Charge/Insurance

The service charge is currently £1,408 per annum. The buildings insurance £615 per annum.

Business Rates

The Rateable Value is £8,200 The new tenant may be eligible for 100% small Business Rates Relief.

EPC

The property has an EPC rating of 97 within Band D

Anti Money Laundering Regulation

The prospective tenant will be required to provide information to satisfy these Anti-Money Laundering Regulations once terms have been agreed.

Contact

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