

# Unit 22 Ash

Kembrey Park, Swindon, SN2 8UN



## Key Highlights

- 2,269 sq ft
- 3 phase electricity
- Dedicated loading/parking areas
- Existing office
- Warehouse LED lighting and heating
- 4.1m wide by 3.9m high loading door
- WC
- Gated Yard

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## Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is located just 2 miles north of the town centre and close to the other main industrial areas of the town.

## Description

Unit 22 Ash is a modern, refurbished, end terrace unit of steel frame construction. Access is via a sectional loading door 4.1m (w) x 3.9m (h) as well as separate personnel door. To the front there is an open plan office with WC and kitchenette facilities. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m.

Externally the unit benefits from a loading area, three allocated car parking spaces and a fenced and gated yard to the side.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,269	210.80
<b>Total</b>	<b>2,269</b>	<b>210.80</b>



## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The rent is available on application and will be exclusive of service charge, VAT, Business Rates and all other costs of occupation.

## Service Charge

The estate service charge is approximately £3,494 per annum and the buildings insurance premium is £298.94 per annum.

## EPC

The property has an EPC rating of 75 Band C.

## Business Rates

Rates payable: £8,982 per annum

*(based upon Rateable Value: £18,000)*

## Contact

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