

# Unit 11

Clearwater Business Park, Swindon, SN5 8YZ



## Key Highlights

- 2,158 sq ft
- Close proximity to Junction 16 of M4
- 5.65m eaves
- Allocated parking
- Available to purchase
- Fitted offices
- Loading door access



## Location

Clearwater Business Park is well located on the Blagrove Industrial Estate in west Swindon. Blagrove has direct access onto the Great Western Way A3102 which in turn leads to Junction 16 of the M4 motorway just 0.5 miles away. Clearwater is a managed business park with 24 hour security.

## Description

The property provides an end terrace unit of steel frame construction with brick and profile metal sheet clad elevations under an insulated metal sheet roof. The eaves height is approximately 5.65m whilst access is via a single sectional loading door 3m wide by 4.8m high. It was constructed in the mid 2,000's.

Approximately 50% of the ground floor is fitted as offices with a reception to the front and WC's and kitchenette to the rear. From the reception there is a staircase to a mezzanine floor which provides a further meeting room and open, timber decked storage space.

Externally, there are two parking spaces to the front of the unit adjacent to the loading access.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	640	59.46
Ground - Reception, offices, kitchen and WC	770	71.54
1st - mezzanine and office storage	748	69.49
<b>Total</b>	<b>2,158</b>	<b>200.49</b>

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## Terms

The property is available to purchase by way of the 999 year long leasehold interest subject to a fixed annual ground rent of £100.

The guide price is £275,000 plus VAT.

## Anti Money Laundering

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

## Business Rates

The property is assessed as warehouse and premises and the Rateable Value is £17,250.

## EPC

The property has an EPC rating of 57 within Band C



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## Contact

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