

Unit 17 Ash

Kembrey Park, Swindon, SN2 8UN



Key Highlights

- 4,600 sq ft
- 3 phase power supply
- £46,500 per annum exclusive
- Existing offices
- High quality modern industrial / warehouse
- 4.1m wide by 3.9m high loading door
- Estate CCTV

Description

Unit 17 Ash is a modern, refurbished, end of terrace unit of steel frame construction ready for immediate occupation.

To the front of the unit there are fitted cellular offices with a mixture of glazed and solid partitions.

Access is via a sectional loading door (4.1m (w) x 3.9m (h) as well as separate personnel door.

The main warehouse benefits from WCs, 3 phase power supply and a eaves height of 4.7m min 5.4m max.

Outside are allocated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC's	2,603	241.83
Ground - Offices	1,997	185.53
Total	4,600	427.36

Terms

The property is available by way of a new full repairing and insuring lease . The rent is £48,500 per annum and is exclusive of service charge, VAT, Business Rates and all other costs of occupation which will be paid in addition to the rent, by the tenant.

Service Charge

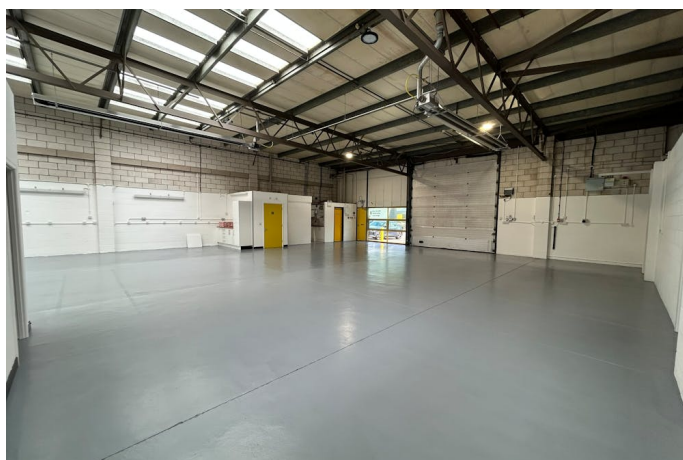
Please contact the agent for further details.

EPC

The property has an EPC rating of B.

Business Rates

Please contact the agent for further details.



Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

Chris Brooks MRICS (Whitmarsh Lockhart)

07733 114566

IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 30/07/2026



