



K12 Rockhaven Park, Kembrey Street

Swindon, SN2 8BB

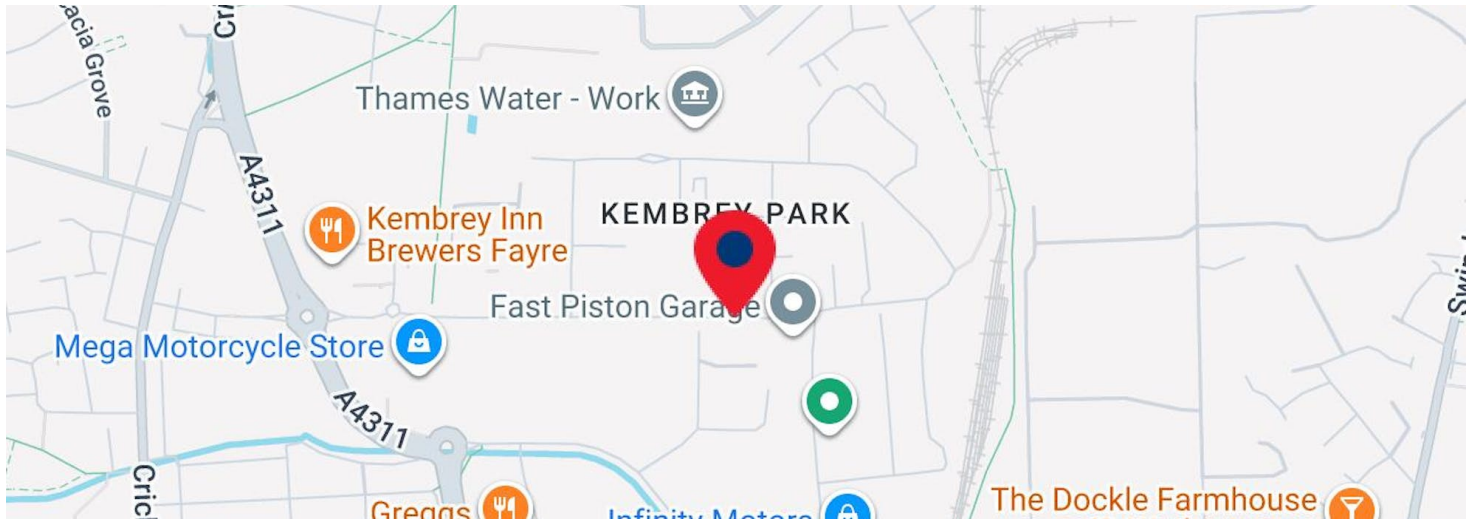
HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT

1,875 sq ft
(174.19 sq m)

- 3-PHASE POWER SUPPLY
- 5.5M MINIMUM EAVES HEIGHT
- ALLOCATED CAR PARKING
- OPEN MEZZANINE
- 3M X 3.2M LOADING DOOR

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Summary

Available Size	1,875 sq ft / 174.19 sq m
Rent	£19,750 per annum
Rateable Value	£16,500
Rates Payable	£7,128 per annum
EPC	C (68)

Location

Rockhaven Park is situated on the edge of Kembrey Park, adjacent to the Kembrey Trade Centre. The immediate area is an established industrial location which includes a number of high profile trade occupiers. The Premier Inn hotel and the Kembrey Inn are also close by.

Junction 15 and 16 of the M4 are approximately 5 miles away.

///what3words

<https://what3words.com/birds.bought.branch>

Description

Rockhaven Park is a recent development of high quality warehouse / light industrial units. Unit K12 is a mid-terrace unit of clear span steel portal frame construction, with full height profile steel cladding.

Access to the warehouse is via an up and over sectional loading door in the front elevation, 3m wide x 3.2m high. In addition there is also a separate glazed personal entrance.

Internally the unit benefits from a minimum clear eaves Height of 5.5m. The warehouse has a 3 phase electrical power supply

The mezzanine is currently open and finished to shell specification, with a kitchenette, enabling the occupier to complete additional fit out as required.

Externally there are 3 allocated parking spaces and a loading area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,250	116.13
Mezzanine	625	58.06
Total	1,875	174.19

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Strictly by prior appointment through the sole agents



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