

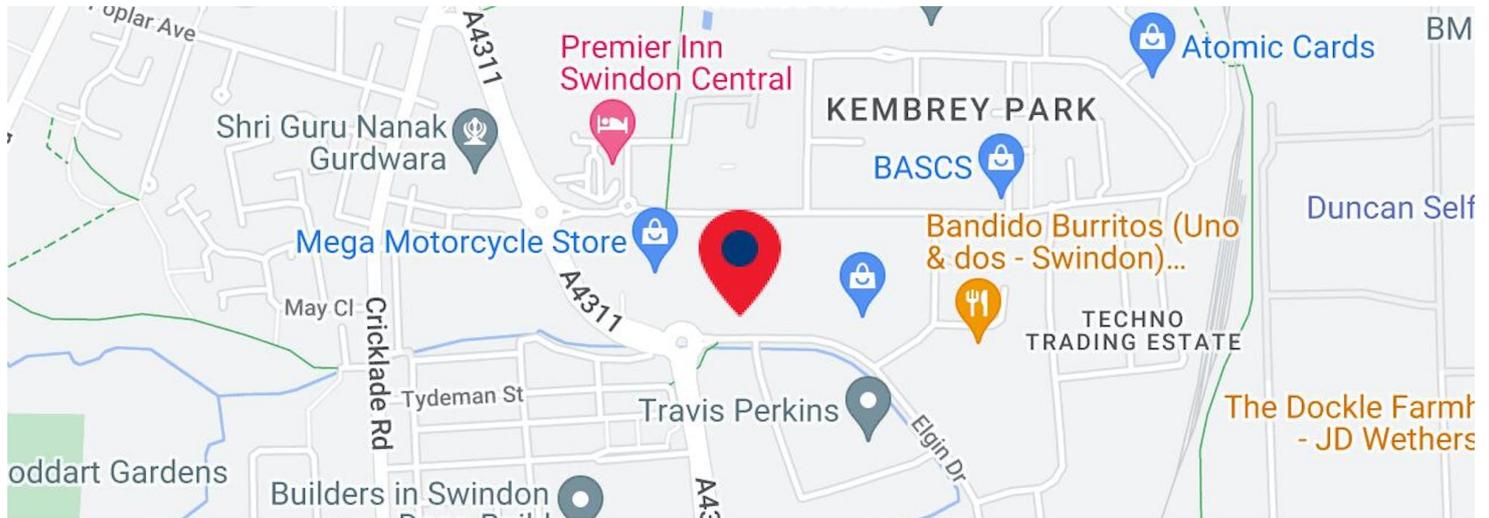


**Unit 20 Athena Avenue, Elgin Industrial Estate
Swindon, SN2 8EJ**

**REFURBISHED DETACHED
WAREHOUSE FACILITY WITH
EXTERNAL YARD**

**8,098 sq ft
(752.33 sq m)**

- DETACHED INDUSTRIAL / TRADE COUNTER UNIT
- EXTERNAL YARD WITH SECURITY GATES
- FITTED OFFICES, RECEPTION AND WCS
- 3 PHASE POWER SUPPLY



Summary

Available Size	8,098 sq ft / 752.33 sq m
Rent	£75,000 per annum
Rateable Value	£65,500
Rates Payable	£32,684.50 per annum
EPC	D (80)

Location

Athena Avenue is situated on the Elgin Industrial Estate, approximately 3 miles North of Swindon Town Centre and 7 miles from Junction 15 of the M4. The A419 and the A420 are approximately 3 miles distance.

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Description

The premises comprise a detached warehouse facility of steel portal frame construction, with profile clad elevations, under a roof incorporating translucent roof light panels.

To the front of the premises, there is a reception, offices and WC facilities. At first floor there is additional office, stores and WCs.

The warehouse is accessed by two loading doors in the side elevation. The warehouse benefits from a minimum clear eaves height of 5.5m, a three phase electrical power supply, warehouse lighting and a mains gas supply.

Externally there is a generous gated yard to the side.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Warehouse including office and WCs	6,356	590.49
1st - Office	971	90.21
1st - Storage	771	71.63
Total	8,098	752.33

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

Viewing and further information is strictly by prior appointment through the agent.



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