TO LET - INDUSTRIAL / TRADE COUNTER

Unit K13 Rockhaven Park

Kembrey Street, Swindon, SN2 8BB



Key Highlights

- 1,862 sq ft
- LED Lighting
- Established trade location
- 3 parking spaces
- Air conditioned offices
- Kitchen and WC
- 5.1 m minimum eaves height
- 3 phase power supply

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Location

Situated on Kembrey Street, Rockhaven Park is in one of Swindon's best known commercial locations. The immediate area is popular with high profile trade businesses whilst there is a Premier Inn hotel and a pub/restaurant just a short walk away.

Description

Unit K13 is a high quality, modern unit built in 2016. The ground floor provides a workshop and storage area with loading door access approximately 3m wide by 3m high. At first floor level, the unit has been fitted to provide air conditioned office space with a glass partitioned meeting room, suspended ceiling and recessed LED lighting.

Accommodation

All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Name	sq ft	sq m
Ground - warehouse, reception, WC's and kitchen	1,260	117.06
1st - air conditioned office	602	55.93
Total	**1,862**	**172.99**

Terms

The unit is available by way of a new full repairing and insuring lease at a rent of £20,000 per annum exclusive of VAT, business rates, service charge, and all other costs of occupation. Each party is to be responsible for their own legal costs.

EPC

The property has an energy performance rating of 87 (Band D).

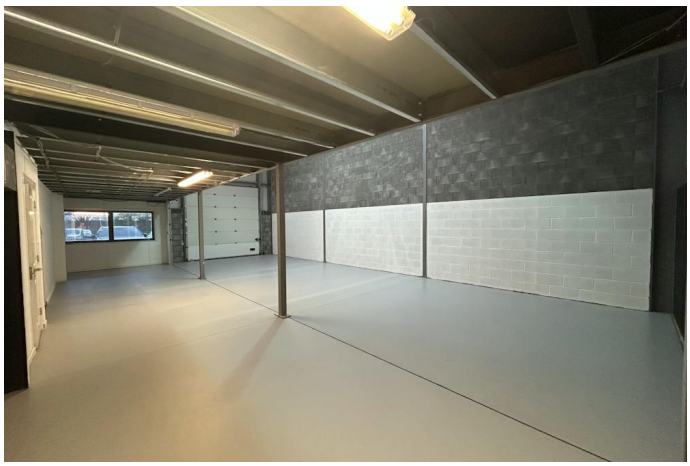
Business Rates

Rates payable: £7,128 per annum

(based upon Rateable Value: £16,500)







Contact

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