Whitmarsh Lockhart

TO LET



Unit 6 Ash, Kembrey Park,

Swindon, SN2 8UN

A MODERN, REFURBISHED MID TERRACE UNIT

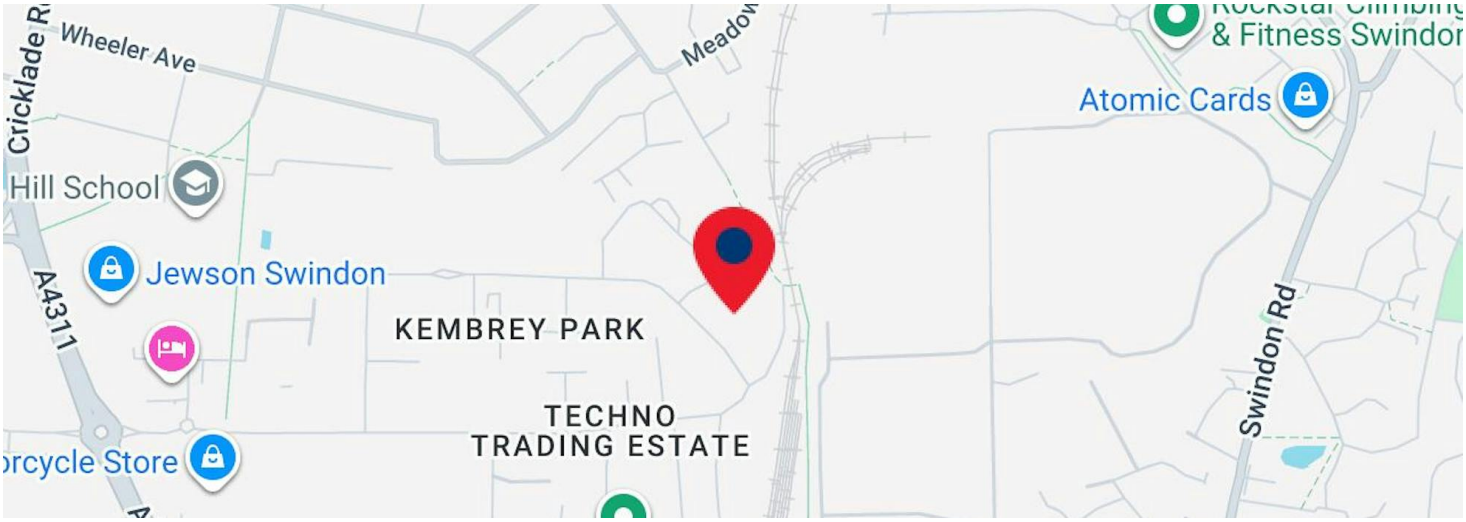
2,269 sq ft
(210.80 sq m)

- HIGH QUALITY MODERN INDUSTRIAL/WAREHOUSE
- 4.1M WIDE LOADING DOOR
- 3 PHASE POWER SUPPLY
- CCTV
- DEDICATED LOADING AND PARKING AREAS

RICS Regulated by RICS

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Summary

Available Size	2,269 sq ft / 210.80 sq m
Rent	£24,500 per annum
Rateable Value	£22,250
Rates Payable	£9,612 per annum
EPC	C (74)

Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is popular with a wide range of small, medium and large businesses who are able to take advantage of its strong location just 2 miles north of the town centre and close to the other main industrial areas of the town.

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Description

Unit 6 Ash is a modern, refurbished, mid terrace unit of steel frame construction ready for immediate occupation.

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 a WC, 3 phase power supply and a eaves height of 4.7m min 5.4m max.

Outside are three allocated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WCs	2,269	210.80
Total	**2,269**	**210.80**

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 agents.



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