

# Unit 5 Ash

Kembrey Park, Swindon, SN2 8UN



## Key Highlights

- 2,269 sq ft
- 3 phase power supply
- CCTV and Security Patrols
- Dedicated loading and parking areas
- Warehouse LED lighting and heating
- 4.1m wide by 3.9m high loading door
- High quality modern industrial unit

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## Description

Unit 5 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.

## 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 located just 2 miles north of the town centre and close to the other main industrial areas of the town.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,269	210.80
<b>Total</b>	<b>2,269</b>	<b>210.80</b>

## Terms

The property is available by way of a new full repairing and insuring lease . The rent is £24,500 per annum exclusive of service charge, VAT, Business Rates and all other costs of occupation.

## Service Charge

The estate service charge is approximately £3,494 per annum and the buildings insurance premium is £298.94 per annum.

## EPC

An EPC has been commissioned and will be available on completion

## Business Rates

Rates payable: £11,102.75 per annum

*(based upon Rateable Value: £22,250)*



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## Contact

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