TO LET - INDUSTRIAL

Unit 9 Birch

Kembrey Park, Swindon, SN2 8UN



Key Highlights

- 7,067 sq ft
- 4 metre wide by 5m high loading door
- 3 phase electricity and gas supply
- Warehouse heating and lighting
- Dedicated loading/parking areas
- 6.2m clear eaves height
- First floor office

01793 423344
loveday.uk.com
Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

Location

The Birch 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.

Description

Unit 9 Birch is a modern, mid terrace unit of steel portal frame construction with access via a loading door 4m wide x 5m high. There is first floor office accommodation, 3-phase power supply, LED lighting, warehouse heating and a minimum clear eaves height of 6.25m. Externally there are 14 allocated car parking spaces.

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 inc reception and WC's	6,317	586.87
1st - Office	750	69.68
Total	**7,067**	**656.55**

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £67,500 per annum exclusive of service charge, VAT, business rates and all other costs of occupation. There is an estate service charge and further information is available on application.

EPC

The property has an EPC rating of C (69).

Anti Money Laundering Regulation

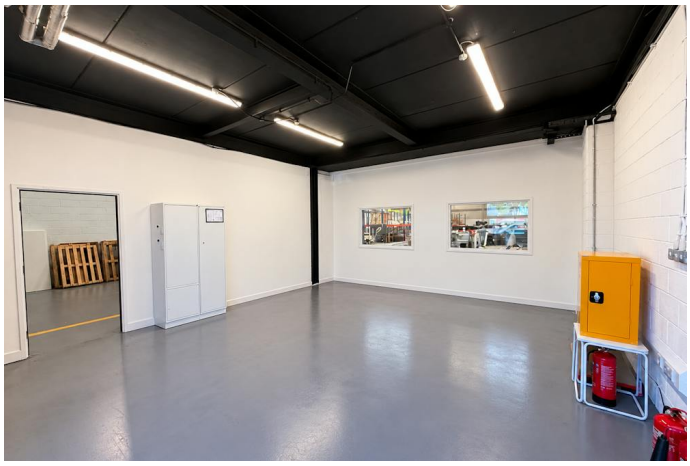
A prospective tenant will be required to provide information to satisfy these Anti-Money Laundering Regulations.

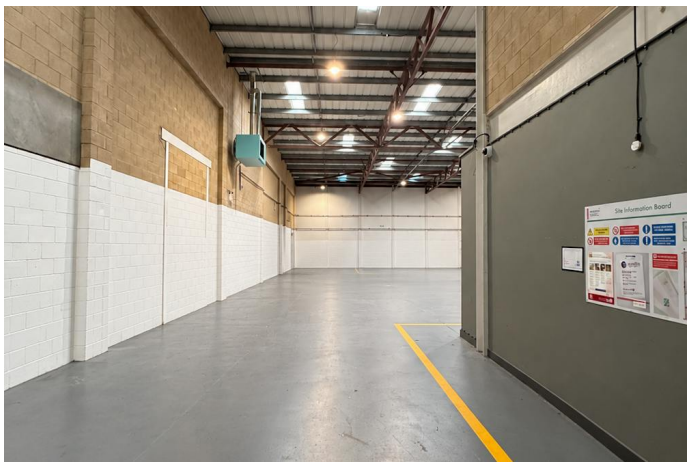
Business Rates

Rates payable: £24,960 per annum

(based upon Rateable Value: £52,000)







Contact

Alastair Andrews

01793 438938

07989 512 606

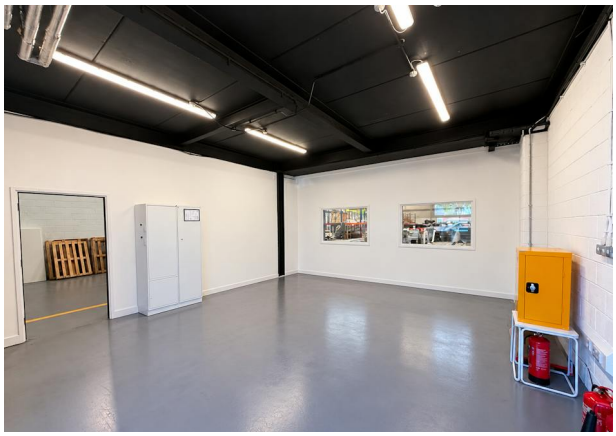
alastair@loveday.uk.com

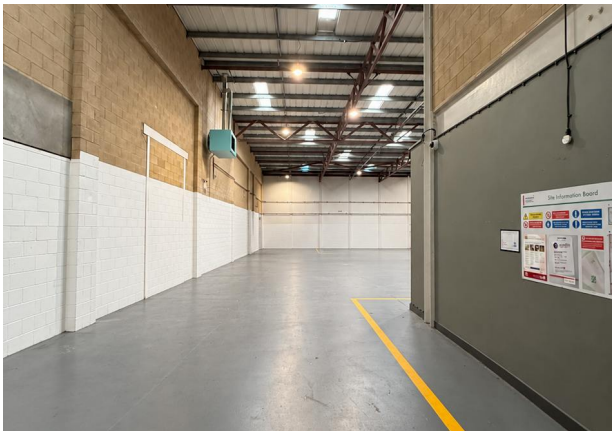
IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 01/11/2026


9






Site Information Board

