



Unit 18B Ash, Kembrey Park

Swindon, SN2 8UN

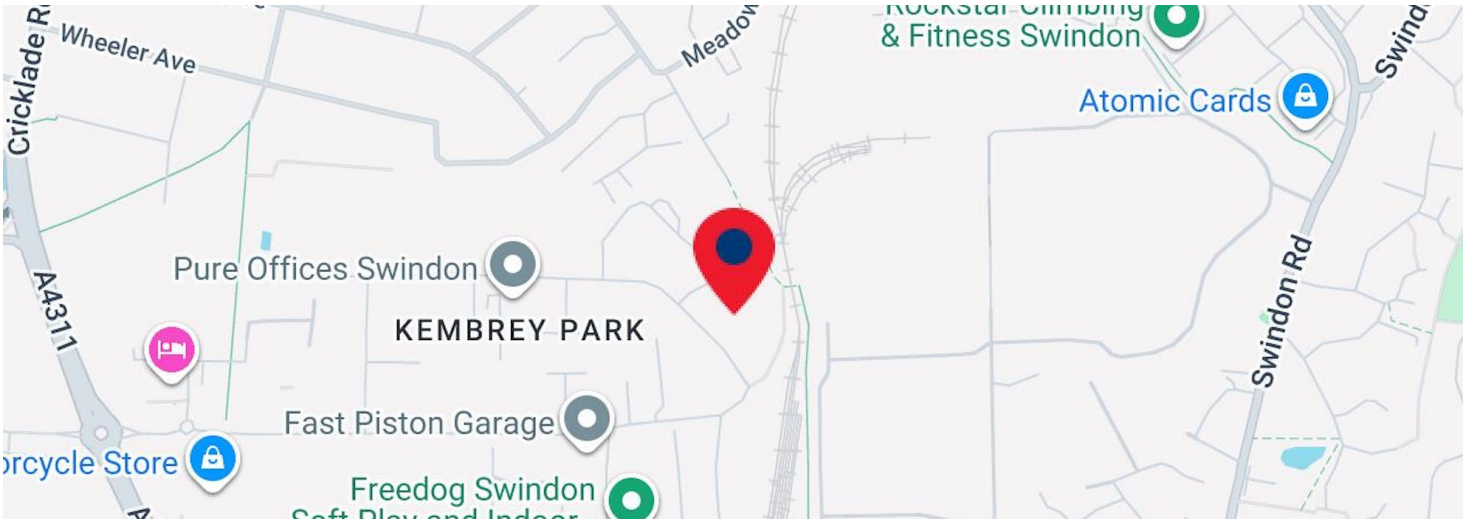
REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

1,500 sq ft
(139.35 sq m)

- RECENTLY REFURBISHED
- 3-PHASE POWER SUPPLY
- ROLLER SHUTTER LOADING DOOR
- 2 ALLOCATED PARKING SPACES
- OPTIONAL FENCED STORAGE YARD AVAILABLE
- WC AND TEA POINT

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Summary

Available Size	1,500 sq ft / 139.35 sq m
Rent	£19,500 per annum
Rateable Value	£13,000
Rates Payable	£6,487 per annum
Service Charge	£2,324.78 per annum
EPC	D (98)

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.

///what3words

<https://what3words.com/liver.minds.paths>

Description

Unit 18B Ash comprises a terraced unit of steel frame construction, access is via a roller shutter loading door in addition to a separate personnel door.

The warehouse has a minimum eaves height of 4m, a phase 3 power supply, lighting, WC and tea point.

Externally the unit benefits from a loading area and two allocated car parking spaces.

Optional fenced storage yard available by separate negotiation.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse including WC	1,500	139.35
Total	1,500	139.35

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 joint agents.



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