



**Unit 12 Glenmore Business Park, Southmead Close, Westmead
Swindon, SN5 7FP**

MODERN BUSINESS UNIT

**969 sq ft
(90.02 sq m)**

- PROMINENT LOCATION
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING
- FITTED OFFICES
- AIR CONDITIONING
- RARE FREEHOLD OPPORTUNITY



Summary

| | |
|----------------|----------------------------------|
| Available Size | 969 sq ft / 90.02 sq m |
| Price | Offers in the region of £195,000 |
| Rateable Value | £8,900 |
| Rates Payable | £3,844.80 per annum |
| EPC | Upon enquiry |

Location

Glenmore Business Park forms part of Westmead Industrial Estate in West Swindon. Westmead is an established employment area with a mixture of light industrial, warehouse and trade counter occupiers. It is situated 3 miles from junction 16 of the M4 motorway, close to the Great Western Way dual carriageway.

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<https://what3words.com/decent.bunk.played>

Description

Unit 12 comprises a modern business unit. The unit is of steel portal frame construction, with part brick and microrib clad elevations.

There is a glazed pedestrian entrance door, with stairs rising to an open plan air conditioned office. At ground floor there is a single WC and tea point. There is a 3-phase power supply, lighting and a main gas supply.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------|------------|--------------|
| Ground - Stores | 523 | 48.59 |
| 1st - Offices | 446 | 41.43 |
| Total | 969 | 90.02 |

Tenure

The freehold is being offered with vacant possession.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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