Whitmarsh Lockhart

TO LET



Unit 12 Headlands Trading Estate

Swindon, SN2 7JQ

FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT

5,744 sq ft

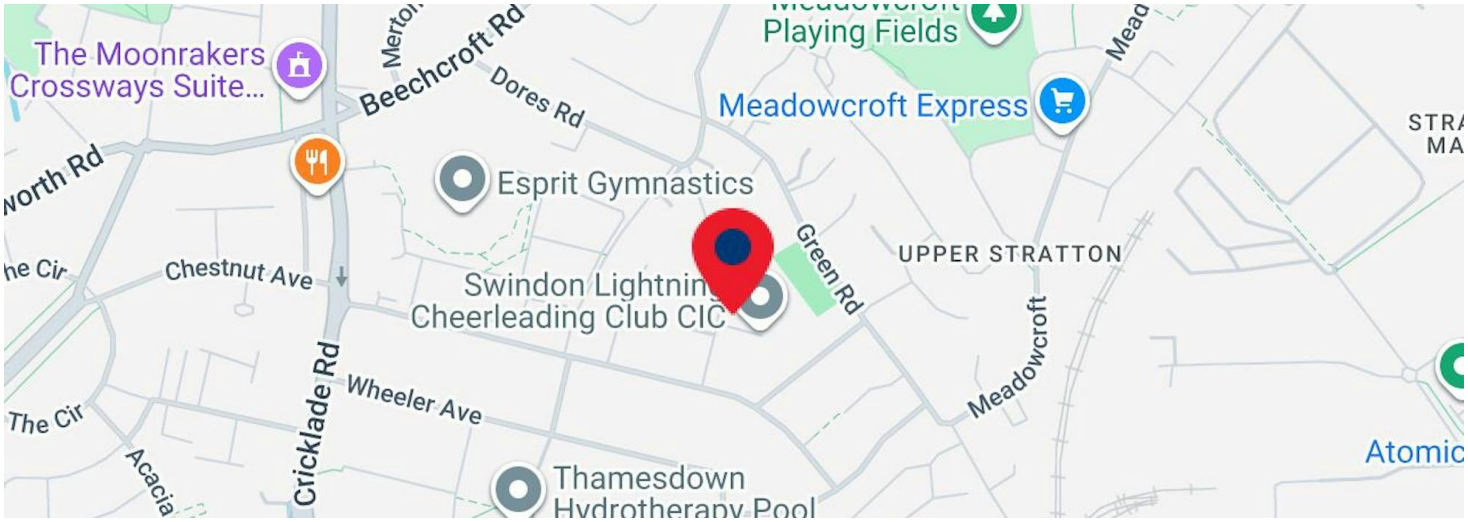
(533.64 sq m)

- FITTED TWO STOREY OFFICES
- THREE PHASE POWER SUPPLY
- LED WAREHOUSE LIGHTING
- ALLOCATED CAR PARKING
- NEW ROOF COVERING
- RENT INCENTIVES AVAILABLE
- AVAILABLE Q1 2027

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Unit 12 Headlands Trading Estate

Swindon, SN2 7JQ



Summary

Available Size	5,744 sq ft / 533.64 sq m
Rent	£63,250 per annum
Rateable Value	£31,500
Rates Payable	£13,608 per annum
EPC	B (39)

Location

Headlands Trading Estate is located in North East Swindon, the town centre is approximately 2 miles to the south and Junction 15 of the M4 motorway is approximately 6 miles away.

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https://what3words.com/boss.tides.passes

Description

Unit 12 Headlands forms part of a development of 18 similar light industrial units. The property is of steel portal frame construction, with elevations of mixed brick, profile metal sheet cladding and glazing. The unit has been refurbished to include a new roof.

There is a ground floor reception area with WC facilities, together with open plan office accommodation. There are further offices at first floor level. The warehouse is accessed via a steel roller shutter loading door in the front elevation (4m x 4m). Internally the warehouse has a minimum clear eaves height of 5.3m and benefits from a three phase electrical power supply, LED warehouse lighting and a mains gas supply.

Externally there is allocated car parking and loading to the front of the property.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Warehouse	4,352	404.31
Ground - Office & WCs	707	65.68
1st - Offices	685	63.64
Total	**5,744**	**533.63**

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 agent.



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