

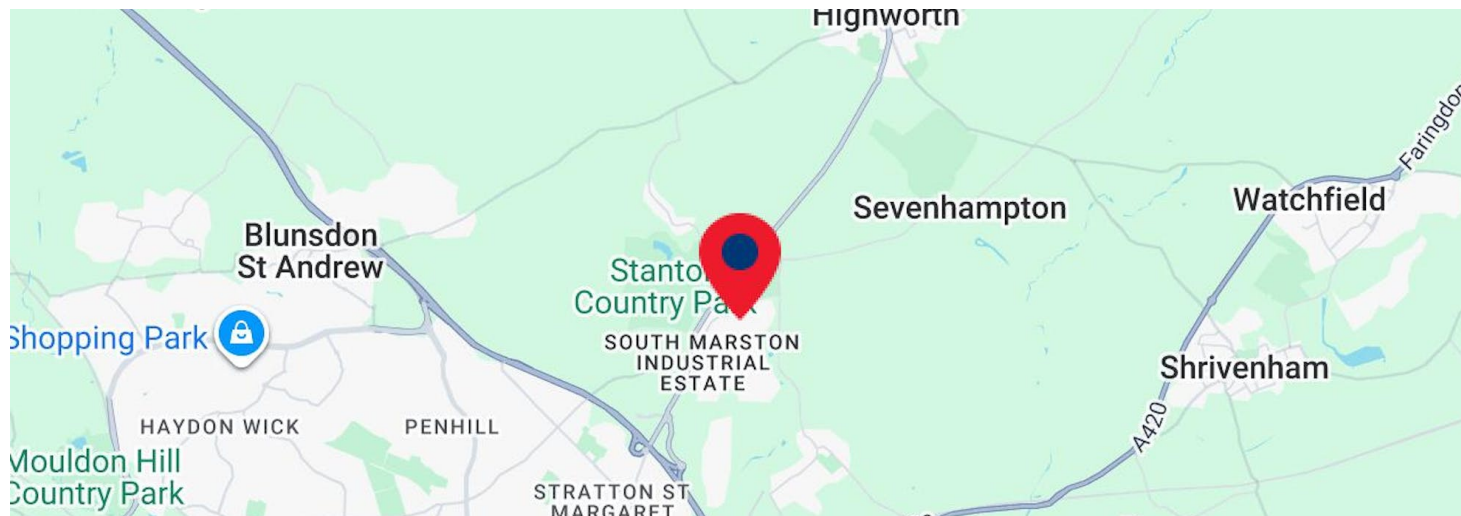


Unit 19 Avro Gate, Broadmoor Road, South Marston Park  
Swindon, SN3 4AG

## LIGHT INDUSTRIAL WAREHOUSE UNIT

1,542 sq ft  
(143.26 sq m)

- PERFECT STARTER UNIT
- CLOSE TO A419 TRANSPORT LINKS
- 24 HOUR ACCESS
- ALLOCATED CAR PARKING
- 3 PHASE POWER SUPPLY
- FITTED OFFICES



### Summary

Available Size	1,542 sq ft / 143.26 sq m
Rent	£17,500 per annum
Rateable Value	£11,250
Rates Payable	£5,613.75 per annum
EPC	C (64)

### Location

South Marston Park is a popular and successful employment area well located on the eastern outskirts of Swindon.

The Estate has excellent access to the M4 via the A361 and A419. Junction 15 is approximately 5 miles to the south.

South Marston Park adjoins the newly purchased Panattoni Park which will see the delivery of c 7 million sq ft of new warehousing and logistics space. Existing occupiers in the area include Aldi, Yuasa Batteries, Oak Furniture Land, Amazon, Callaway Golf and Mark & Spencer.

### //what3words

<https://what3words.com/footpath.catchers.vote>

### Description

Unit 19 comprises a modern unit of portal frame construction. Access to the warehouse is via a sectional, insulated loading door as well as separate glazed personnel door. To the front there is a WC with adjacent kitchenette. At the rear of the unit there is a mezzanine floor with fitted offices.

There is a 3-phase power supply and a minimum eaves height of 6.5m. The warehouse floor has a loading capacity of 30kN /m<sup>2</sup>

Externally the unit benefits from a loading area and two allocated car parking spaces immediately in front of the unit.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including kitchen and WC	1,206	112.04
1st - Office Area	336	31.22
<b>Total</b>	<b>1,542</b>	<b>143.26</b>

### 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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