

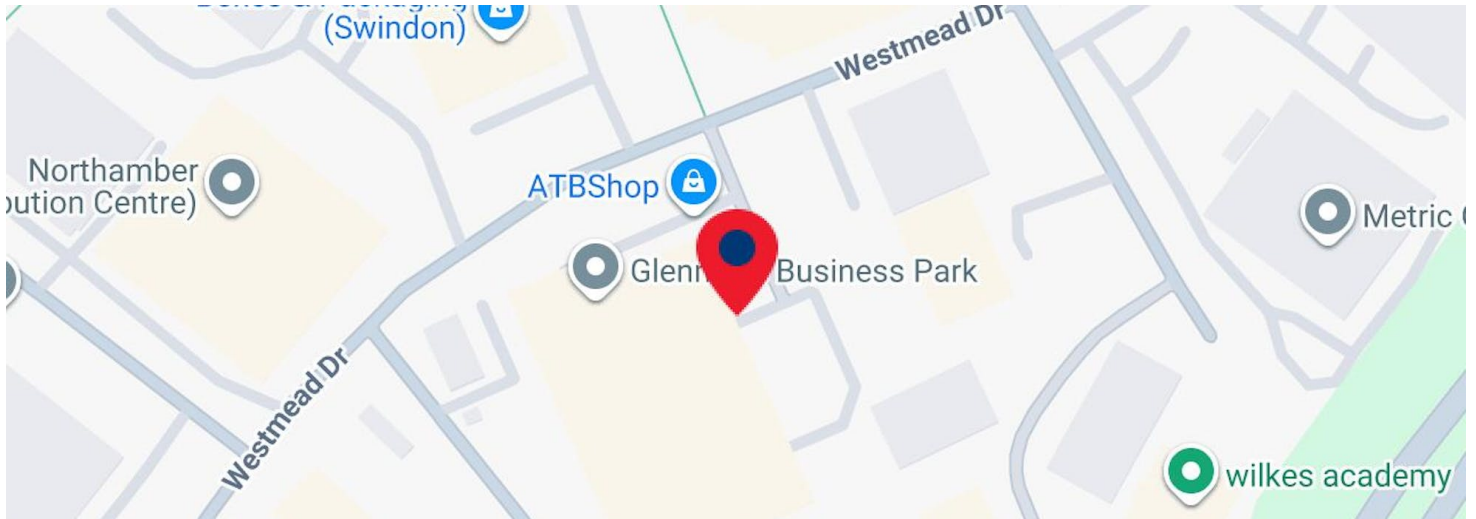


**Unit 8 Glenmore Business Park, Southmead Close, Westmead,  
Swindon, SN5 7FP**

## **MODERN LIGHT INDUSTRIAL UNIT**

**1,146 sq ft  
(106.47 sq m)**

- LIGHT INDUSTRIAL UNIT
- 6M MINIMUM EAVES HEIGHT
- 3 PHASE POWER SUPPLY
- ENCLOSED MEZZANINE
- 2 ALLOCATED PARKING SPACES
- STEEL SECURITY SHUTTER



### Summary

Available Size	1,146 sq ft / 106.47 sq m
Rent	£14,000 per annum
Rateable Value	£9,800
Rates Payable	£4,233.60 per annum
Rates Comment	Small Business Rates Relief may apply
Service Charge	N/A
EPC	B (26)

### Location

The Glenmore Business Park is situated on Westmead Industrial Estate, which is the principle industrial area on the west side of town. It is approximately 2 miles to the west of Swindon town centre. It is a popular location with a mixture of industrial and trade counter occupiers.

### ///what3words

<https://what3words.com/strict.lasts.brass>

### Description

Unit 8 comprises a modern terraced unit constructed in 2015. The building is of steel portal frame construction, with part brick, steel profile clad and glazed elevations. Vehicle access to the warehouse is gained via a sectional up and over insulated loading door in the front elevation. Internally, the facility has a minimum clear eaves height of 6m.

At the front of the unit there is a separate personnel entrance with a security shutter. At first floor there is an enclosed mezzanine which would be suitable as an office or additional storage.

The unit benefits from a three phase electrical power supply, warehouse lighting, a gas supply, WC and kitchenette.

Externally there are two allocated car parking spaces and a loading area to the front.

### Accommodation

Name	sq ft	sq m
Ground - Warehouse Including WC	787	73.11
1st - Enclosed Mezzanine	359	33.35
<b>Total</b>	<b>1,146</b>	<b>106.46</b>

### Viewings

By prior appointment through the agent.



### Chris Brooks MRICS

07733 114566

[chris@whitmarshlockhart.com](mailto:chris@whitmarshlockhart.com)