



Former ATS Centre

Unit 9 Hobley Drive, Lower Stratton, Swindon, SN3 4NS

Industrial/Trade Centre Unit

6,038 sq ft

(560.95 sq m)

- Established trade counter location
- Excellent main road frontage
- Garage use

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Summary

| | |
|----------------|-------------------|
| Available Size | 6,038 sq ft |
| Rent | £65,000 per annum |
| Rates Payable | £29,280 per annum |
| Rateable Value | £61,000 |
| EPC Rating | Upon enquiry |

Description

The property comprises a detached industrial trade centre unit with a forecourt area to the front providing access to the pedestrian door and 3 loading doors in the front elevation. The unit is constructed on a steel portal frame with elevations of profile metal cladding under a pitched roof. The reception area is of cavity brickwork elevations under a metal clad mono pitch roof. Internally, the unit is configured as a workshop, office, and reception area with WCs.

Location

The unit is located within the established Hobley Drive trade counter area, Swindon's premier trade counter location. The unit is situated 2 miles north east of Swindon town centre, west of the A419 which provides direct access to Junction 15 of the M4 to the south. The immediate area is extremely popular with national trade park occupiers.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------------|--------------|---------------|--------------|
| Ground - Workshop | 4,821 | 447.89 | Available |
| Ground - Office/Reception | 1,012 | 94.02 | Available |
| Ground - Store | 205 | 19.05 | Available |
| Total | 6,038 | 560.96 | |

Terms

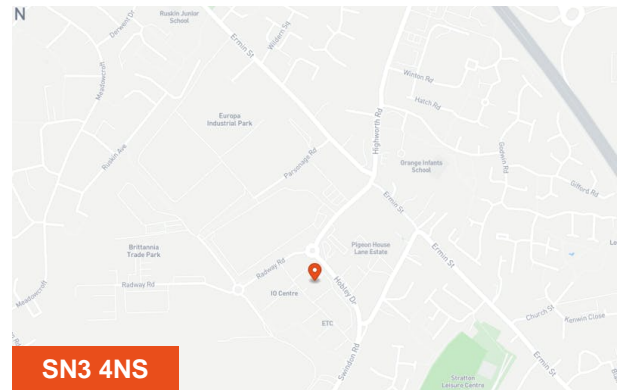
The unit is available by way of an assignment of the existing lease granted for a term of 10 years from 4th December 2017.

Use

Suitable for garage, trade counter or other uses subject to planning.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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