



Unit 22 Ash, Kembrey Park

Swindon, SN2 8UN

MODERN INDUSTRIAL / WAREHOUSE UNIT

2,269 sq ft
(210.80 sq m)

- 4.1M WIDE LOADING DOOR
- 3 PHASE POWER SUPPLY
- FITTED OFFICES
- GATED SECURE YARD
- DEDICATED LOADING AND PARKING AREAS

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Summary

Available Size	2,269 sq ft / 210.80 sq m
Rent	£32,500 per annum
Rateable Value	£18,000
Rates Payable	£8,982 per annum
EPC	C (75)

Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is popular with a wide range of small, medium and large businesses who are able to take advantage of its strong location just 2 miles north of the town centre and close to the other main industrial areas of the town.

///what3words

<https://what3words.com/liver.minds.paths>

Description

Unit 22 Ash is a modern, refurbished, end of terrace unit of steel frame construction. Access is via a sectional loading door (4.1m (w) x 3.9m (h) as well as separate personnel door. To the front there is an open plan office with WC and kitchenette facilities. The main warehouse benefits from a 3 phase power supply and a eaves height of 4.7m.

Externally the unit benefits from a loading area and three allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including Office	2,269	210.80
Total	2,269	210.80

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge £3,494.00 per annum exc., building insurance £298.34 per annum exc. 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 agents.



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