Whitmarsh Lockhart

FOR SALE



Unit 4 Cobham Centre, Westmead Industrial Estate,

Swindon, SN5 7UJ

MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT

2,710 sq ft
(251.77 sq m)

- MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT
- PARKING & SERVICE YARD
- FITTED FIRST FLOOR OFFICE
- POPULAR TRADING ESTATE LOCATION
- MAXIMUM INTERNAL EAVES 6.5M
- 3 PHASE POWER SUPPLY
- PURCHASE OPPORTUNITY

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Summary

Available Size	2,710 sq ft / 251.77 sq m
Price	Offers in the region of £375,000 plus VAT
Rateable Value	£20,000
Rates Payable	£8,640 per annum
EPC	Upon enquiry

Location

Westmead Industrial Estate is a successful and popular employment area situated in West Swindon. Junction 16 of the M4 motorway is approximately 3 miles to the west via the Great Western Way dual carriageway.

The unit is accessed via Westmead Drive, the principle estate road.

The location is popular with business users, including warehousing, light industrial, offices and trade occupiers.

///what3words

https://what3words.com/lazy.shall.songs

Description

The unit comprises a modern mid terrace facility built of clear span portal frame with brick and clad elevations.

Internally, the unit benefits from a fitted first floor office area and ground floor WC. The unit has 3 phase power supply. Vehicle access to the warehouse area is gained via an insulated up and over loading door. Internally the maximum eaves height is 6.5m and a minimum eaves height of 4.4m.

Outside there is a parking and service yard area, with parking for approximately 5 cars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC	2,296	213.31
1st - Office	414	38.46
Total	**2,710**	**251.77**

Tenure

The property is available to purchase on a ground peppercorn long leasehold agreement running until 2113.

A service charge is payable for the upkeep of the communal areas of the Cobham Centre.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Estate Agents Act 1979

Under Section 21 of the Estate Agents Act 1979, we give notice that the company directors for the lessor/vendor are also partners in Whitmarsh Lockhart LLP and this constitutes a declarable interest.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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