

TO LET - INDUSTRIAL / TRADE COUNTER

Unit 10 Dunbeath Court

Dunbeath Road, Swindon, SN2 8QF



Key Highlights

- 13,560 sq ft
- Established location
- Flexible lease available
- Generous yard and parking areas
- 6.2m eaves
- Popular with Trade occupiers
- Modern unit
- [///rocks.across.flock](#)

01793 423344
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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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Location

Swindon is strategically located on the M4 corridor with access from both junctions 15 and 16. Dunbeath Court is situated on Dunbeath Road, an established industrial / trade counter location in central Swindon. Nearby occupiers include Jewsons, Greggs, Screwfix, Travis Perkins, and Plumb Center.

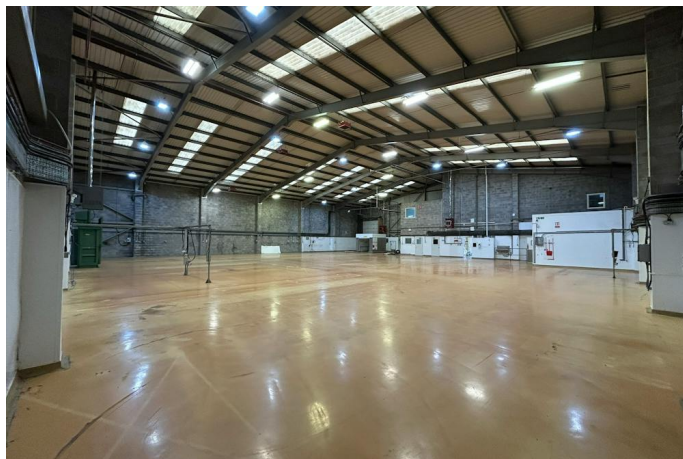
Description

Dunbeath Court comprises ten units constructed around a large central loading yard. Unit 10 is of steel portal frame construction with brick elevations under an insulated profile metal sheet roof. Internally, there is two storey office and welfare accommodation. Access is via a single surface level loading door and there is parking for approx. 25 vehicles.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse, offices, Reception and WC's	12,245	1,137.60
1st - Offices	1,315	122.17
Total	13,560	1,259.77



Terms

The property is available by way of an assignment of the existing lease or a short term sub-lease. The current rent passing of £122,350 per annum exclusive. Alternatively, a new lease may be available and further information is available from the agents. Each party is to be responsible for their own legal fees.

Services

All mains utilities, including gas and 3 phase electricity are available.

EPC

The property has an EPC rating of 62 within Band C

Business Rates

Rates payable: £44,640 per annum

(based upon Rateable Value: £93,000)

Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

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