



## Unit 2268B, Dunbeath Road, Elgin Industrial Estate

Swindon, SN2 8EA

### SEMI DETACHED TRADE COUNTER WAREHOUSE

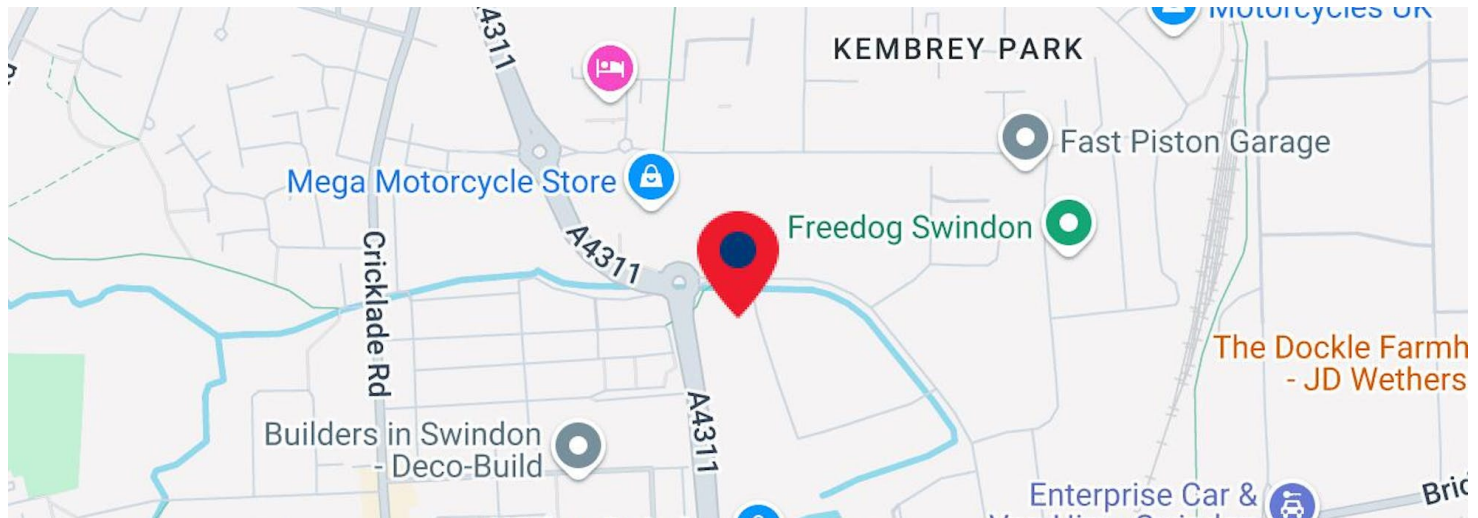
**6,958 sq ft**  
(646.42 sq m)

- EXCELLENT ESTATE PROMINENCE
- CLOSE TO TRADE COUNTER OCCUPIERS
- TO BE REFURBISHED
- SECURE YARD
- ALLOCATED PARKING
- ADJACENT TO FORMULA ONE AUTOCENTRES



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## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 6,958 sq ft / 646.42 sq m |
| Rent           | £94,000 per annum         |
| Rateable Value | £53,000                   |
| Rates Payable  | £28,938 per annum         |
| EPC            | D (79)                    |

## Location

Swindon is well located adjoining the M4 motorway in North Wiltshire. The town benefits from motorway access from both Junctions 15 and 16.

Elgin Industrial Estate is centrally positioned in the town and is a popular and thriving business location. The town centre is approximately 1.5 miles to the south west. The A419 dual carriageway is approximately 3 miles to the east.

The estate has proved popular with trade occupiers and they include Toolstation, Travis Perkins, Plumbase, Greggs and Booker Wholesale.

## ///what3words

<https://what3words.com/scars.shakes.extend>

## Description

The unit comprises a semi-detached industrial/trade counter unit of steel portal frame construction with glazed and profile clad elevations. The property is adjacent to Formula One Autocentres and benefits from excellent road profile onto Elgin Drive and Great Western Way.

There is a separate glazed pedestrian entrance, with steel security shutters.

This leads into an open plan office/trade counter, with adjacent WC's and stores. Access to the warehouse is via 2 x electric roller shutter loading doors in the side and rear elevations (W:4m x H:4m & W:3.7m x H:4m). The warehouse has a minimum clear eaves height of 5m, there is a 3-phase power supply.

Externally there is a generous secure concrete yard to the side and rear of the property. Access to the yard is via two separate gated locations, there is allocated parking to the front of the property. A programme of refurbishment works are to be completed.

## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft        | sq m          |
|--|--------------|---------------|
| Ground - Warehouse                           | 4,635        | 430.61        |
| Ground - Showroom/Trade Counter/Stores & WCs | 2,323        | 215.81        |
| <b>Total</b>                                 | <b>6,958</b> | <b>646.42</b> |

## Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

## Viewings

Strictly by prior appointment through the joint agents.



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