Whitmarsh Lockhart

TO LET



Units 5 & 6 Ash, Kembrey Park,

Swindon, SN2 8UN

A MODERN, REFURBISHED MID TERRACE UNIT

4,538 sq ft

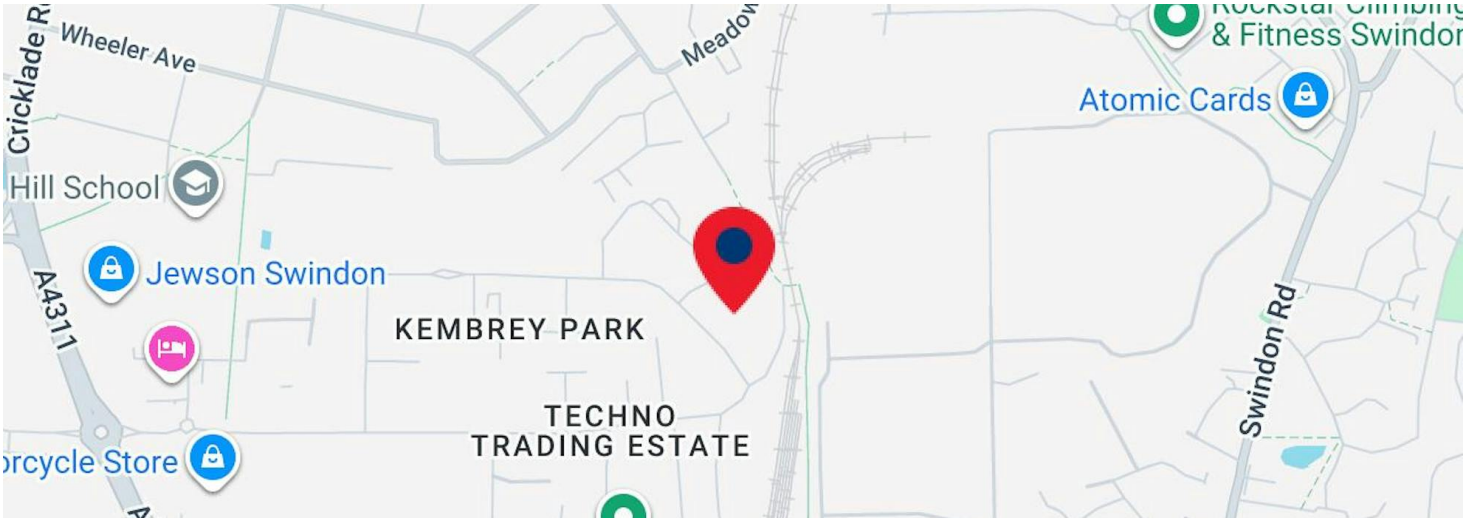
(421.59 sq m)

- HIGH QUALITY MODERN INDUSTRIAL/WAREHOUSE
- 4.1M WIDE LOADING DOORS
- CCTV
- 3 PHASE POWER SUPPLY
- DEDICATED LOADING AND PARKING AREAS

RICS Regulated by RICS

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Swindon, SN2 8UN



Summary

Available Size	4,538 sq ft / 421.59 sq m
Rent	£49,000 per annum
Business Rates	Please contact the agent for further details.
EPC	Upon enquiry

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.

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https://what3words.com/hungry.spider.grape

Description

Units 5 & 6 Ash are modern, refurbished, mid terrace units of steel frame construction ready for immediate occupation.

Access is via two sectional loading doors (4.1m (w) x 3.9m (h) as well as separate personnel doors.

The main warehouse benefits from two WC's, 3 phase power supply and a eaves height of 4.7m min 5.4m max.

Outside are six allocated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WCs	4,538	421.59
Total	**4,538**	**421.59**

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

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



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