

Units A-C, The Old Brickyard Works

Ashton Keynes, Swindon, SN6 6QR



Key Highlights

- 2,178 sq ft
- 5 Minutes to the A419 dual carriageway
- Flexible accommodation
- Office Areas
- Two loading doors
- Cirencester 5 miles
- Kitchen and WC
- External storage / parking yard to side

01793 423344

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

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Location

The property is situated on the edge of the village of Ashton Keynes directly accessed from the B4696. The A419 dual carriageway is just 3.5 miles away and provides a direct link to Junction 15 of the M4 to the south and the M5 to the north at Gloucester. The market town of Cirencester is 5 miles to the north.

Description

Units A-C, The Old Brickyard Works is a detached industrial / storage unit that has been extensively refurbished an improved over recent years and benefits from a new insulated roof, two insulated sectional loading doors, a maximum clear height of 3.6m and existing offices. There is LED lighting throughout and a three phase electricity supply.

To the side of the property is an area of concrete hard standing that provides an additional storage and parking area. This is in addition to the parking and loading apron to the front which is also laid to concrete.

Accommodation

All areas are gross internal (GIA) in accordance with the RICS Code of Measuring Practice.

Name	sq ft	sq m
Ground - Warehouse, kitchen and WC's	1,998	185.62
Ground - Office	180	16.72
Total	2,178	202.34

Terms

The property is available to purchase freehold and offers in excess of £300,000 are invited.

The price is exclusive of VAT and each party is to be responsible for their own legal costs.

Business Rates

The Rateable Value is £9,500. The new occupier may be eligible for 100% rates relief .

EPC

The property has an EPC rating of B (34) valid until 2035.



Contact

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