TO LET - INDUSTRIAL

Unit 34E Techno Trading Estate

Bramble Road, Swindon, SN2 8ES



Key Highlights

- 6,896 sq ft
- Available Spring 2027
- Eaves height of 6m
- High bay LED lighting
- To be refurbished
- Two loading doors
- Ground floor offices
- 3 Phase Power

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

Description

Unit 33E is detached unit of steel portal frame construction with two full height loading doors. There is a separate personnel access leading into a reception area with WCs. The eaves height is 6m and the unit is due to be fully refurbished. The property has a 3 phase power supply and warehouse lighting. Externally, to the front and side of the unit is a generous parking and loading area.





Location

The Techno Trading Estate is an established and popular estate approximately 3 miles north east of the town centre and 7 miles from Junction 15 of the M4. The A419 and A420 are 3 miles distant. Nearby occupies include Wolseley, Edmundson, Howdens, Screwfix, Jewson and Travis Perkins.

Accommodation

All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Name	sq ft	sq m
Ground - Warehouse, Reception and WC's	6,896	640.66
Total	**6,896**	**640.66**

Terms

Available by way of new full repairing and insuring lease for a term to be agreed at a rent of £69,000 per annum exclusive of VAT, business rates, service charge, and all other costs of occupation. Each party is to be responsible for their own legal costs.

Business Rates

Please contact the Agents for further information.

Utilities

Subject to pre contract verification all mains utilities, including gas and 3 phase electricity are available to the property.

EPC

The property currently has an EPC rating of 93 Band D.

Contact

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