



## **Studios 1 & 2 The Old Dairy, Badbury**

Swindon, SN4 0EU

### **REFURBISHED WORKSHOP/STORAGE FACILITIES WITH OFFICES**

**2,418 to 5,128 sq ft**  
(224.64 to 476.41 sq m)

- WORKSHOP, STORES AND OFFICE UNITS
- AVAILABLE SEPARATELY OR COMBINED
- WELL LOCATED FOR JUNCTION 15 M4
- NEW LEASE AGREEMENTS
- WELL LOCATED FOR THE A346 SWINDON TO MARLBOROUGH ROAD

# Studios 1 & 2 The Old Dairy, Badbury

Swindon, SN4 0EU



## Summary

Available Size	2,418 to 5,128 sq ft / 224.64 to 476.41 sq m
Rent	£22,000 - £46,000 per annum
Business Rates	N/A
EPC	Upon enquiry

## Location

The Old Dairy holds an excellent location adjoining the A346 Swindon to Marlborough Road. To the north, Junction 15 of the M4 motorway is 0.6 miles and Swindon town centre is 5 miles.

The Old Dairy is located in Badbury and forms part of an existing employment area.

## ///what3words

<https://w3w.co/blade.cheek.memo>

## Description

Studios 1 & 2 comprise a pair of semi detached stores/workshops unit with ancillary offices to the front. The workshop areas both have access via roller shutter doors. Internal eaves height 3 to 4 meters.

Each unit is fitted with WC accommodation.

Outside is allocated car parking and an open courtyard area adjoining Unit 2.

Please be advised that the units are available either separately or combined.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Studio 1 - Office/Admin/Stores and WC	1,329	123.47
Unit - Studio 2 - Workshop/Stores (inc. WC)	1,381	128.30
Unit - Studio 2 - Front Office/Admin/WC Area	934	86.77
Unit - Studio 2 - Workshop/Stores	1,484	137.87
<b>Total</b>	<b>5,128</b>	<b>476.41</b>

## Terms

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

## Viewings

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



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