



Unit 10 Ergo Business Park, Greenbridge Road

Swindon, SN3 3JW

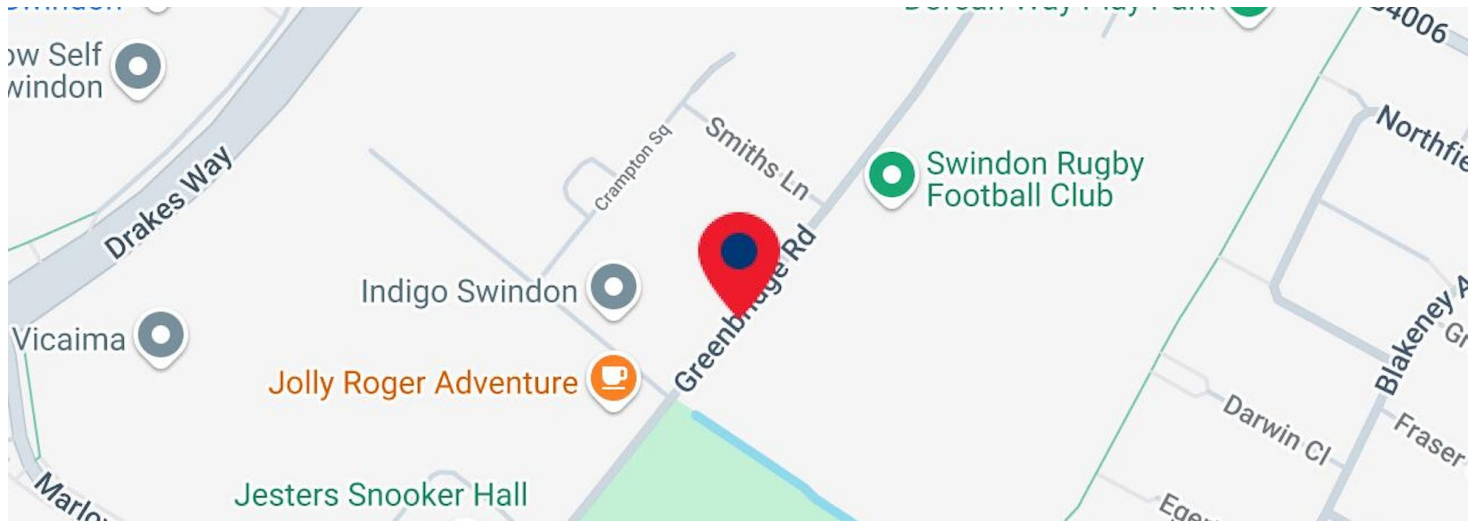
HIGH QUALITY INDUSTRIAL UNIT

1,523 sq ft
(141.49 sq m)

- MINIMUM EAVES HEIGHT OF 6M
- AIR CONDITIONED OFFICES
- 3 PHASE ELECTRICITY
- RECEPTION & WC
- RECENTLY REFURBISHED
- UP AND OVER ELECTRICAL LOADING DOOR (3.5m x 3.0m)

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Summary

Available Size	1,523 sq ft / 141.49 sq m
Rent	£16,750 per annum
Rateable Value	£13,000
Rates Payable	£5,616 per annum
EPC	D (100)

Location

Ergo Business Park is located close to both Junction 15 and 16 of the M4 Motorway. The units occupy a prominent location on Greenbridge Road, in the heart of the Swindon business district. Swindon is situated at the centre of the M4 corridor between the important commercial cities of London and Bristol.

Ergo Business Park is an outstanding development offering flexible contemporary self contained Office, Business and Industrial accommodation built to a high specification and situated within a managed environment by the Landlord who developed the park.

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Description

The unit is constructed using modern high quality materials offering a steel portal frame with clear span warehouse space, along with a first floor mezzanine office area.

The unit further benefits from:-

- CCTV and lockable gate with 24/7 access
- Minimum eaves height up to 6m
- Up and over, electric, loading door (3.5m x 3.0m)
- Fitted ground floor office with electric heating and air conditioning
- Integrated first floor office accommodation with 5KN/M²
- Three phase electricity
- LED Lighting
- Kitchen and WC facilities
- Allocated car parking outside unit

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse and Office	1,053	97.83
1st - Offices	470	43.66
Total	1,523	141.49

Terms

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

Viewings

Viewing and further information is strictly by prior appointment with the agent.



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