



To Let

TO BE REFURBISHED - End Terrace Industrial/Trade Unit

- Available individually or combined
- Established Industrial Location
- To be refurbished
- 7m Clear Eaves Height
- 24/7 Access
- Fitted Office Accommodation
- Level Access Door
- 3 Phase Power

Units 4 & 5

Dunbeath Court, Dunbeath Court, Swindon, Elgin Industrial Estate, SN2 8QE

3,450 to 6,900 sq ft

320.52 to 641.03 sq m

Reference: #190119

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Summary

Available Size	3,450 to 6,900 sq ft / 320.52 to 641.03 sq m
BER	B (48)

Description

NOTE - units have not yet been refurbished. Internal photos are indicative only and do not reflect the current state of the property.

Units 4 & 5 Dunbeath Court comprise a end of terrace and mid terrace industrial unit which can be taken individually or combined.

They are constructed around a steel portal frame with blockwork and clad elevations and an insulated sheet roof incorporating approximately 15% translucent roof lights. The property is configured with first floor office accommodation to the front elevation and warehouse space to the rear of the unit.

Internally, the warehouse comprises a concrete floor and benefits from a clear internal eaves height of approximately 6.98m that rises to 8.92m at the ridge. The office accommodation extends along the front elevation of the property and benefits from WCs, suspended ceilings and perimeter trunking. There is a single surface level automated loading door for each unit (3.6m wide x 5.0m high) at the front of the property along with a separate pedestrian entrances.

Each unit benefits from allocated parking and a concrete loading bay.

Location

Units 4 & 5 Dunbeath Court sit adjacent to Elgin Industrial Estate, 1.5 miles north east of Swindon town centre. Swindon is well located on the M4 with access taken from Junctions 15 and 16. To the east is the A419 dual carriageway which provides a route north and south.

The estate is an active hub of trade occupiers including Travis Perkins, Plumbase, Wolseley, Toolstation and Bookers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	3,450	320.52	Available
Unit - 5	3,450	320.52	Available
Total	6,900	641.04	



