

Unit C9 Erin Trade Centre

Faraday Road, Dorcan, Swindon, SN3 5HQ



Key Highlights

- 2,649 sq ft
- Adjacent to A419
- 5.8 m eaves
- 3 phase electricity supply
- South East Swindon Location
- Existing Office
- Loading Door 4.8m high
- Allocated parking

01793 423344

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

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Location

Unit C9 is situated on Faraday Road within the established Dorcan Industrial Estate. Dorcan is positioned to the South East of Swindon with excellent access to the A419 Dual Carriageway and the M4 motorway via Junction 15.

Description

Unit C9 is an end terrace industrial/warehouse unit of steel frame construction under a pitched roof. It benefits from a dedicated office/trade counter sales area to the front with its own separate personnel door access. The warehouse is accessed via a loading door. 4.8m high by 3.6m wide. The eaves height is 5.8m.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,324	215.91
Ground - Office	325	30.19
Total	2,649	246.10

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £21,000 per annum exclusive of VAT and all other outgoings.

Each party is to be responsible for their own legal costs.

Service Charge and Insurance

The tenant will pay the service charge and buildings insurance.

EPC

The property has a current rating of 102 within Band E. This currently under review to improve the energy efficiency.

Business Rates

Rates payable: £7,734.50 per annum

(based upon Rateable Value: £15,500)

Contact

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