



Unit 7 Central Trading Estate, Signal Way

Swindon, SN3 1PD

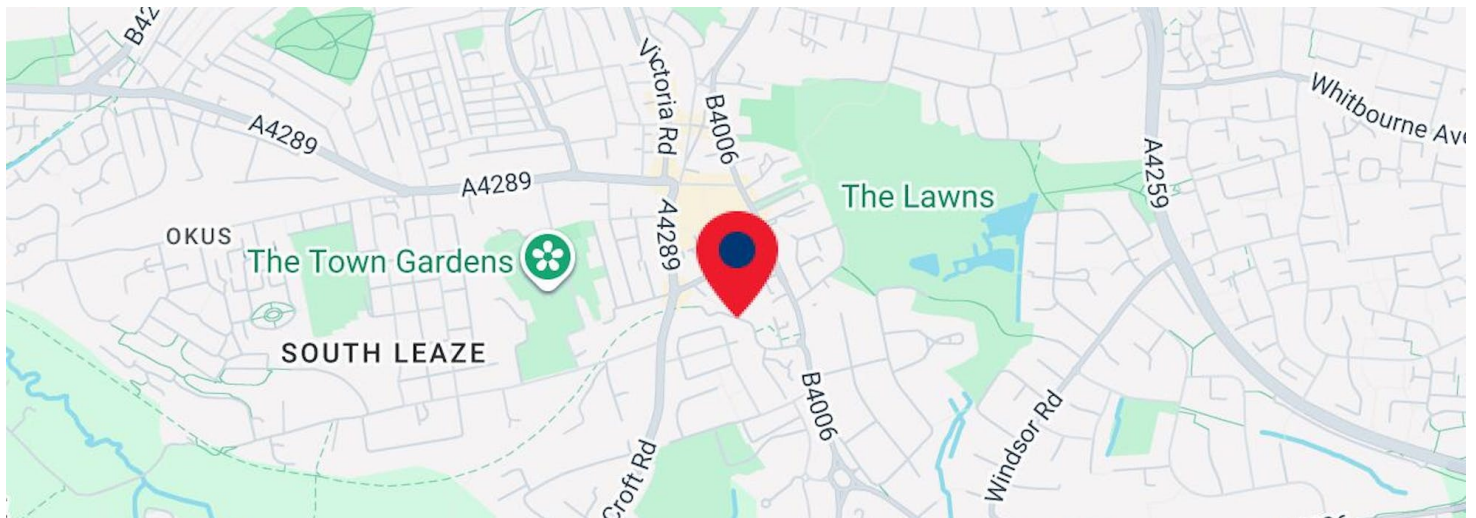
LIGHT INDUSTRIAL / WAREHOUSE UNIT

1,015 sq ft
(94.30 sq m)

- RARE PURCHASE OPPORTUNITY
- FITTED OFFICE
- 3-PHASE POWER SUPPLY
- 3.5M EAVES
- CONCERTINA LOADING DOOR
- ALLOCATED PARKING AND LOADING FORECOURT

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Summary

Available Size	1,015 sq ft / 94.30 sq m
Price	£125,000 plus VAT
Rateable Value	£8,000
Rates Payable	£3,992 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (92)

Location

Central Trading Estate is well located within Swindon on the outskirts of Old Town. The Estate has direct access to the B4006, Marlborough Road.

The Town Centre is 1 mile to the north and junction 15 of the M4 motorway is 2 miles to the east.

///what3words

<https://what3words.com/final.power.stress>

Description

Unit 7 comprises a mid terrace self-contained light industrial/warehouse facility. The unit is of steel portal frame construction with brick clad elevations.

Access to the warehouse is via a concertina loading door (W3.5m x H3m). Internally there is a minimum eaves height of 3.5m to the gutter.

There is a separate personnel entrance door, which opens into the unit with an adjacent office area. To the rear of the unit, there is a single WC and kitchenette. There is a 3-phase power supply, lighting and a capped mains gas supply.

Externally there is allocated parking and a concrete loading apron.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC	875	81.29
Ground - Office	140	13.01
Total	1,015	94.30

Tenure

The property is for sale on the remainder of a 125 year long leasehold agreement from the 15th March 1982.

The current ground rent is £1,169.36 per annum, plus VAT. The ground rent is subject to 3-yearly rent reviews.

Service Charge

There is a contribution to the service charge of £712.32 for maintaining the communal areas of the Central Trading Estate.

Anti Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations, once terms have been agreed.

Viewings

Strictly by prior appointment through the sole agent.



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