



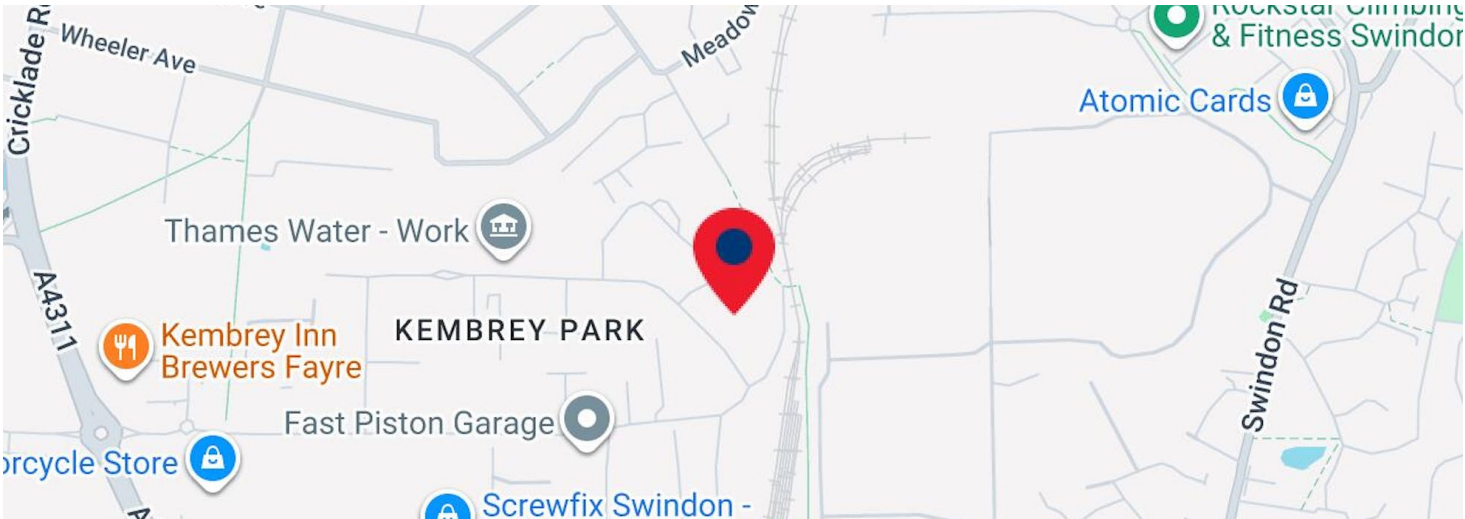
Unit 17 Ash, Kembrey Park,
Swindon, SN2 8UN

**A MODERN, REFURBISHED END
OF TERRACE UNIT**

4,600 sq ft
(427.35 sq m)

- HIGH QUALITY MODERN INDUSTRIAL/WAREHOUSE
- 4.1M WIDE LOADING DOOR
- ESTATE CCTV
- 3 PHASE POWER SUPPLY
- DEDICATED LOADING AND PARKING AREAS

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Summary

Available Size	4,600 sq ft / 427.35 sq m
Rent	£48,500 per annum
Business Rates	Please contact the agent for further details.
EPC	C (67)

Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is popular with a wide range of small, medium and large businesses who are able to take advantage of its strong location just 2 miles north of the town centre and close to the other main industrial areas of the town.

///what3words

<https://what3words.com/hungry.spider.grape>

Description

Unit 17 Ash is a modern, refurbished, end of terrace unit of steel frame construction ready for immediate occupation.

To the front of the unit there are fitted cellular offices with a mixture of glazed and solid partitions.

Access is via a sectional loading door (4.1m (w) x 3.9m (h)) as well as separate personnel door.

The main warehouse benefits from WCs, 3 phase power supply and a eaves height of 4.7m min 5.4m max.

Outside are allocated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WCs	2,603	241.83
Ground - Offices	1,997	185.53
Total	4,600	427.36

Terms

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

Viewings

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



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