TO LET - INDUSTRIAL

Units 5 & 6 Ash

Kembrey Park, Swindon, SN2 8UN



Key Highlights

- 4,538 sq ft
- 3 phase power supply
- CCTV and Security Patrols
- Dedicated loading and parking areas
- Warehouse LED lighting and heating
- 4.1m wide by 3.9m high loading doors
- High quality modern industrial units

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

Description

Units 5 & 6 Ash are modern, refurbished, mid terrace units of steel frame construction ready for immediate occupation. Access is via two sectional loading doors (4.1m (w) x 3.9m (h) as well as separate personnel doors. The main warehouse benefits from two WC's, 3 phase power supply and a eaves height of 4.7m min 5.4m max.Outside are six allocated parking spaces.







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 located just 2 miles north of the town centre and close to the other main industrial areas of the town.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,538	421.59
Total	**4,538**	**421.59**

Terms

The property is available by way of a new full repairing and insuring lease . The rent is £49,000 per annum exclusive of service charge, VAT, Business Rates and all other costs of occupation.

Business Rates

Please contact the agent for further details.

Service Charge

The estate service charge is approximately £3,494 per annum and the buildings insurance premium is £298.94 per annum.

EPC

An EPC has been commissioned and will be available on completion

Contact

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