



Unit 1 Great Western Trade Park, Great Western Way

Swindon, SN2 2DJ

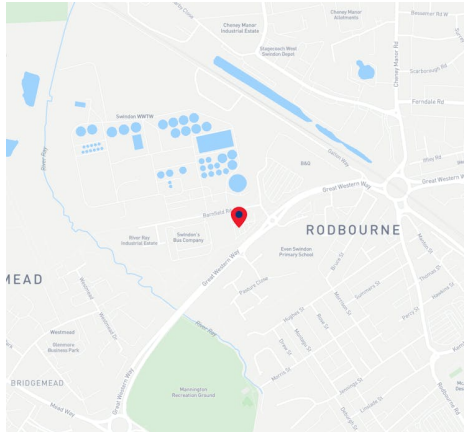
**TRADE COUNTER/WAREHOUSE
UNIT WITH EXCELLENT
ROADSIDE FRONTAGE**

6,769 sq ft
(628.86 sq m)

- EXCELLENT FRONTAGE TO GREAT WESTERN WAY
- APPROXIMATELY 25,000 VEHICLES PASSING DAILY
- ESTABLISHED TRADE COUNTER LOCATION
- 4M MINIMUM EAVES HEIGHT
- 3 PHASE ELECTRICITY
- OPPOSITE B&Q
- ADJACENT TO TOPPS TILES AND SCREWFIX

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Summary

Available Size	6,769 sq ft / 628.86 sq m
Rent	£69,950.00 per annum
Rateable Value	£61,000.00
Rates Payable	£31,232 per annum
EPC	D (100)

Location

The Great Western Trade Park is an established and successful trade counter location. Occupying a prominent location fronting Great Western Way, approximately 1.5 miles west of Swindon town centre, J16 of the M4 is approximately 2 miles via the Great Western Way dual carriageway. The property is located opposite B&Q directly fronting Great Western Way. Other neighbouring occupiers include Tile Giant, Topps Tiles, Screwfix, Starbucks and Travelodge.

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Description

Unit 1 comprises a steel portal frame building with glazed and clad elevations to the front. The unit has minimum eaves height of 4.3m, access to the warehouse is via a full height steel roller loading door to the rear 3.65m x 3.654m.

Internally the unit benefits from a reception area and offices with two WC's. At first floor level there are two offices with additional WC's.

The warehouse benefits from a 3 phase electrical power supply and capped mains gas connection.

Externally, the unit benefits from car parking at the rear and a shared loading area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,763	442.50
Ground - Offices and WCs	1,201	111.58
1st - Offices and WCs	805	74.79
Total	6,769	628.87

Viewings

Viewing and further information is strictly by prior appointment through the Joint Agents.



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