



Unit 3 Dunbeath Court, Elgin Industrial Estate

Swindon, SN2 8QE

PROMINENT END TERRACE INDUSTRIAL/TRADE COUNTER UNIT

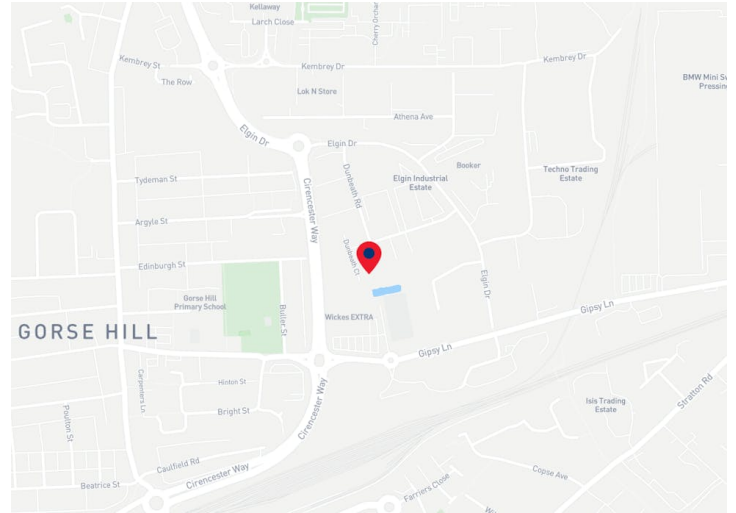
6,034 sq ft

(560.58 sq m)

- TO BE REFURBISHED
- ESTABLISHED INDUSTRIAL LOCATION
- 7M CLEAR EAVES HEIGHT
- FITTED OFFICE ACCOMMODATION
- FULL HEIGHT LOADING DOOR 3.6M X 5M
- 3 PHASE POWER
- 19 CAR PARKING SPACES

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Summary

Available Size	6,034 sq ft / 560.58 sq m
Rent	£57,500 per annum
Rateable Value	£39,250
Rates Payable	£19,585.75 per annum
EPC	B (48)

Location

Unit 3 Dunbeath Court sits adjacent to Elgin Industrial Estate, 1.5 miles north east of Swindon town centre. Swindon is well located on the M4 with access taken from Junctions 15 and 16. To the east is the A419 dual carriageway which provides a route north and south.

The estate is an active hub of trade occupiers including Travis Perkins, Plumbase, Toolstation and Booker.

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Description

The property comprises an end-terrace light industrial warehouse that has been constructed around a steel portal frame with blockwork and clad elevations and an insulated sheet roof incorporating approximately 15% translucent roof lights. The property is generally configured with a ground floor entrance with first floor office accommodation to the front elevation and warehouse space to the rear of the unit.

Internally, the warehouse comprises a concrete floor and benefits from a clear internal eaves height of approximately 6.98m that rises to 8.92m at the ridge.

The warehouse space provides for clear full height accommodation and includes a small undercroft/storage area to the front. The office accommodation extends along the front elevation of the property and benefits from suspended ceilings, perimeter trunking and an air conditioning unit. Loading access is provided by a single surface level automated loading door (3.6m wide x 5.0m high) at the front of the property along with a separate pedestrian entrance.

With regard to welfare, the property benefits from 2x DDA and regular WCs at ground floor level, as well as 19 car parking spaces to the front and side.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, Reception and WCs	5,249	487.65
1st - Offices	785	72.93
Total	6,034	560.58

Viewings

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



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