



## Unit 24 Techno Trading Estate, Ganton Way

Swindon, SN2 8EZ

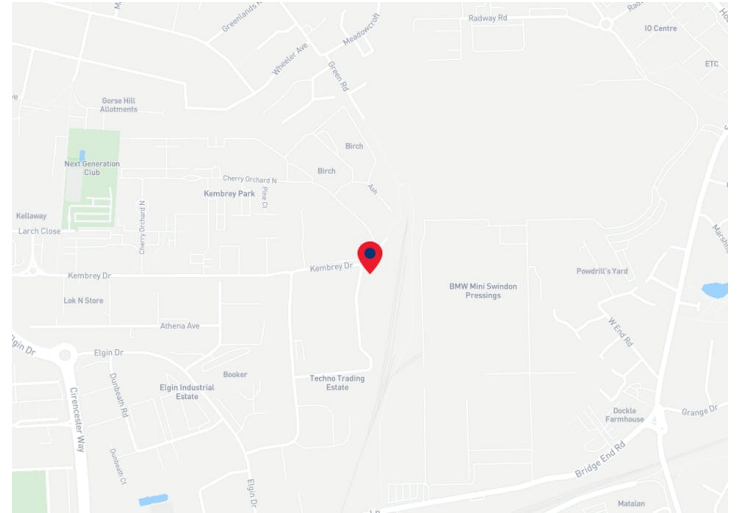
### **REFURBISHED DETACHED INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD AND CAR PARKING**

**9,463 sq ft**  
(879.14 sq m)

- DETACHED INDUSTRIAL / WAREHOUSE UNIT
- MINIMUM EAVES HEIGHT OF 6.5M
- 2 STOREY OFFICES
- 3 PHASE POWER
- MAINS GAS SUPPLY
- GATED YARD AREA AND CAR PARKING

# Unit 24 Techno Trading Estate, Ganton Way

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## Summary

Available Size	9,463 sq ft / 879.14 sq m
Rent	£72,500.00 per annum
Rateable Value	£63,500.00
Rates Payable	£32,512 per annum
EPC	C (54)

## Location

Techno Trading Estate forms one of the principle employment areas within the town. The estate is accessible from the M4, which is approximately 5 miles distant.

Techno Trading Estate is approximately 1.5 miles north east of the town centre with access to Cirencester Way. The estate benefits with excellent access to the BMW manufacturing plant. Nearby occupiers on the wider Elgin Industrial Estate include Screwfix, Lok n Store, Howdens and Travis Perkins.

## What3words

<https://what3words.com/policy.scout.trend>

## Description

The property comprises a detached unit of steel portal frame construction with part brick and part metal profile clad elevations. Access to the unit is gained via full height loading door.

Internally there is a ground floor reception area and WCs with offices at both ground and first floor. Internally the warehouse has a minimum eaves height of 6.5m.

The unit benefits from a high level lighting system, 3 phase power supply and a mains gas supply.

To the side there is a gated service yard and car parking to the front.

## Accommodation

Name	sq ft	sq m
Ground - Warehouse	6,819	633.51
Ground - Offices	1,322	122.82
1st - Offices	1,322	122.82

## Viewings

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



### Chris Brooks MRICS

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