

TO LET

UNIT 24 TECHNO TRADING ESTATE • GANTON WAY • SWINDON • SN2 8EZ



879 sq m
9,463 sq ft

- REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
- MINIMUM CLEAR EAVES HEIGHT 6.5M
- ALLOCATED CAR PARKING AND LOADING
- TWO STOREY OFFICES
- 3 PHASE POWER SUPPLY

Location

Swindon is located between Junction 15 and 16 of the M4 motorway, providing excellent links to London and the west.

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 from excellent access to Honda and BMW manufacturing plants. Nearby occupiers include Screwfix, Lok n Store, Howdens and Travis Perkins.

Description

The property comprises a 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 WC's 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 front there is an allocated service yard and car parking.

Accommodation

All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Warehouse	633.5	6,819
Ground Floor Offices	122.8	1,322
First Floor Offices	122.8	1,322
Total	879.1	9,463

Tenure

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Quoting Terms

£66,250 per annum exclusive.

Please note that all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable) payable quarterly in advance.

Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £41,750.

Please note the rateable value is not the same as the rates payable.

Energy Performance Certificate

A copy of the EPC is available on request. The property has an energy performance rating of D:95.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Contacts

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

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Or

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