



Unit 11 Headlands Trading Estate

Swindon, SN2 7JQ

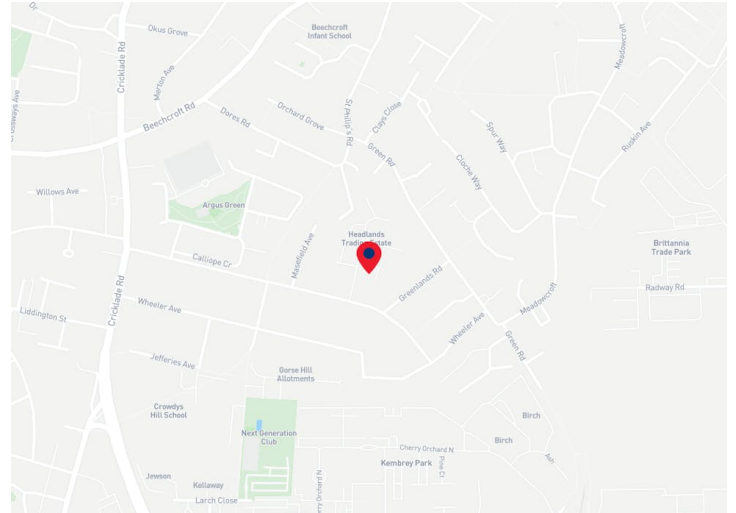
**REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT
WITH FITTED TWO STOREY
OFFICES AND ALLOCATED CAR
PARKING**

5,853 sq ft
(543.76 sq m)

- REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
- FITTED TWO STOREY OFFICES
- ALLOCATED CAR PARKING
- THREE PHASE POWER SUPPLY
- LED WAREHOUSE LIGHTING

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Summary

Available Size	5,853 sq ft / 543.76 sq m
Rent	£38,200.00 per annum
Rateable Value	£30,750.00
Rates Payable	£15,344.25 per annum
EPC	D (99)

Location

Headlands Trading Estate is located in North East Swindon, the town centre is approximately 2 miles to the south and Junction 15 of the M4 motorway is approximately 6 miles away.

///what3words

<https://what3words.com/boss.tides.passes>

Description

Unit 11 Headlands forms part of a development of 18 similar light industrial units. The property is of steel portal frame construction, with elevations of mixed brick, profile metal sheet cladding and glazing.

There is a ground floor reception area with WC facilities, together with open plan office accommodation. There are two further offices at first floor level. The warehouse is accessed via a steel roller shutter loading door in the front elevation (4m x 4m). Internally the warehouse has a minimum clear eaves height of 5.3m and benefits from a three phase electrical power supply, LED warehouse lighting and a mains gas supply.

Externally there is allocated car parking and loading to the front of the property.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Warehouse	4,462	414.53
1st - Offices	674	62.62
Ground - Office & WCs	717	66.61
Total	5,853	543.76

Viewings

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



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