

# **Unit 12** | 2,011 sq ft

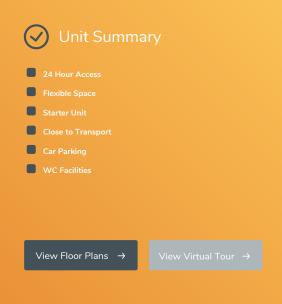
## Flexible space on Modern Estate

Modern Industrial Estate in a popular location providing space suitable for a range of businesses. Flexibility of space to suit a variety of needs, including light industrial, warehouse and

retail/trade counter.

Lease Type





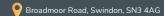
	Per Annum	Per Sq Ft
Rent	£21,300.00	£10.59
Rates	£8,590.50	£4.27
Maintenance Charge	£3,100.00	£1.54
Insurance	£402.20	£0.20

**(£)** Occupational Costs

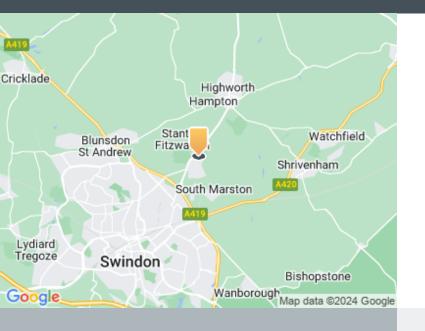
Total Cost

£33,392.70

# Unit 12 | Avro Gate







#### Location

Avro Gate is located in Upper Stratton, 3 miles north east of Swindon Town Centre.



Road

The estate is approximately 6 miles north of both J15 and J16 of the M4.



Airport

Heathrow Airport is approximately 70 miles to the east and Bristol airport 50 miles to the west.



Rail

The estate is approximately 6 miles north of both J15 and J16 of the M4.

## **Additional Information**

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (77)

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III

## **Key Contact**



Alex Crowther
Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169 7554

