

Industrial

Unit 14 | Avro Gate

📍 Broadmoor Road, Swindon, SN3 4AG

Unit 14 | 2,268 sq ft

Industrial Unit in 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

New



✔ Unit Summary

- 24 Hour Access
- Flexible Space
- Close to Transport
- Starter Unit
- Car Parking
- WC facilities

£ Occupational Costs


	Per Annum	Per Sq Ft
Rent	£24,100.00	£10.63
Rates	£7,968.00	£3.51
Maintenance Charge	£3,500.00	£1.54
Insurance	£453.60	£0.20
Total Cost	£36,021.60	£15.88

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0300039

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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	E (116)

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."



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