



Unit 9, Oak Tree Business Centre, South Marston Park

Swindon, SN3 4TX

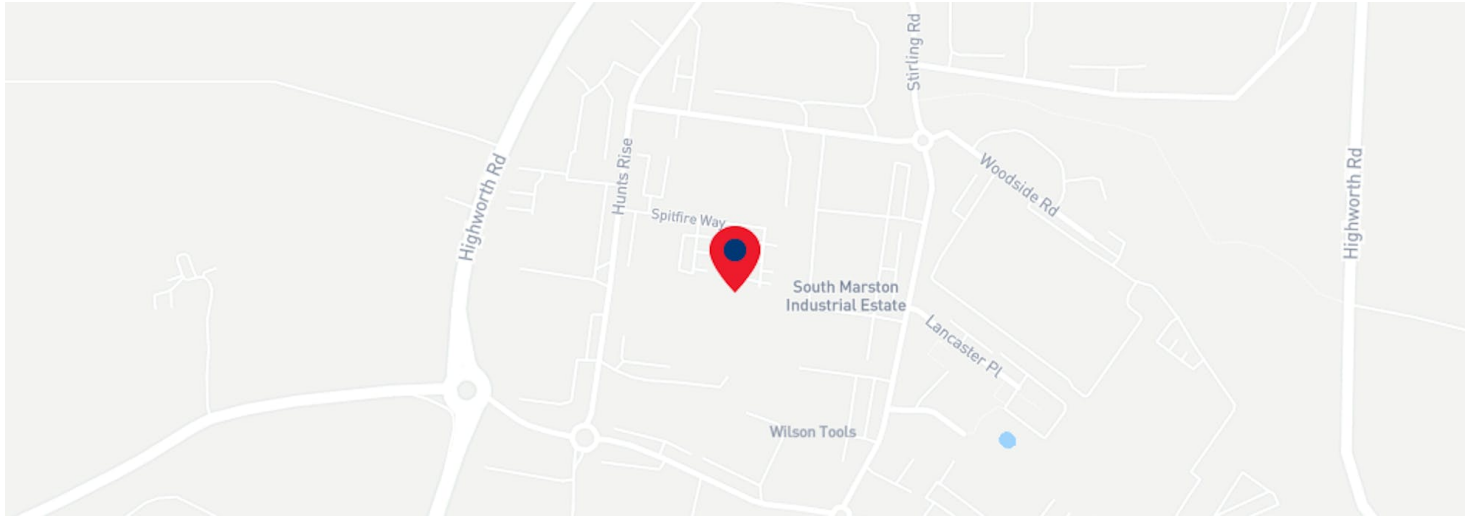
MODERN HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT

5,123 sq ft
(475.94 sq m)

- 475 sq m (5,123 sq ft)
- MINIMUM CLEAR EAVES HEIGHT 7M
- 10 ALLOCATED CAR PARKING
- RECEPTION AND FIRST FLOOR OFFICES
- 3 PHASE POWER SUPPLY

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Summary

Available Size	5,123 sq ft / 475.94 sq m
Rent	£46,250.00 per annum
Rateable Value	£37,750.00
Rates Payable	£18,837.25 per annum
EPC	C (64)

Location

South Marston Park is a popular and successful employment area well located on the eastern outskirts of Swindon.

The Estate has excellent access to the M4 via the A361 and A419. Junction 15 is approximately 5 miles to the south.

South Marston Park adjoins the newly purchased Panattoni Park which will see the delivery of c 7 million sq ft of new warehousing and logistics space. Existing occupiers in the area include Aldi, Yuasa Batteries, Oak Furniture Land, Amazon, Callaway Golf and Mark & Spencer.

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Description

Unit 9 comprises an industrial/warehouse unit of steel portal frame construction, with brick and profile clad elevations, set in a quality landscaped environment.

To the front of the unit there is a reception with WC. At first floor there is fitted office accommodation and WC. Additional offices could be incorporated at ground floor.

The warehouse benefits from a minimum clear eaves height of 7m, a three phase electrical power supply, warehouse lighting and a mains gas supply. The warehouse also benefits from a solid concrete floor with 35k/N per sq m floor loading.

Externally there are 10 allocated parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including reception and WCs	4,623	429.49
1st - Office and WC	499	46.36
Total	5,122	475.85

Viewings

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



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