



Unit 3C Blackworth Industrial Estate

Blackworth Road, Highworth, SN6 7NA

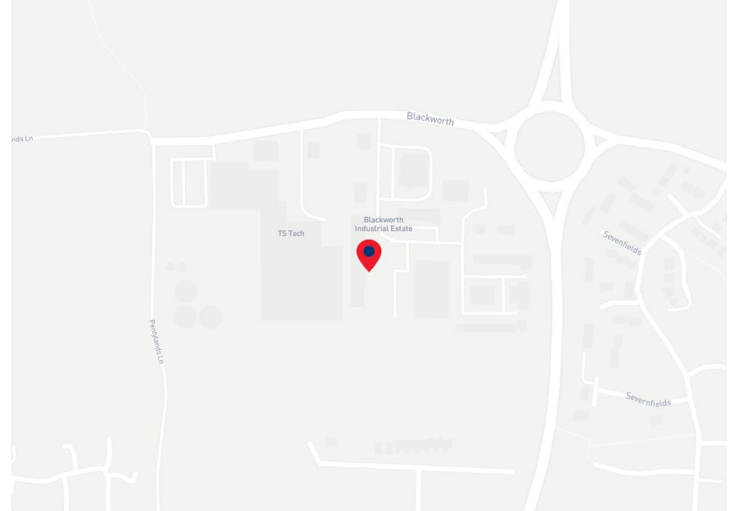
REFURBISHED WORKSHOP WAREHOUSE UNIT

2,670 sq ft
(248.05 sq m)

- REFURBISHED INDUSTRIAL WAREHOUSE UNIT
- FITTED MEZZANINE STORAGE
- INTERNAL EAVES HEIGHT OF 5.1M
- FITTED KITCHENETTE & WC
- ELECTRICALLY OPERATED FULL HEIGHT VEHICLE DOOR

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Summary

Available Size	2,670 sq ft / 248.05 sq m
Rent	£26,000.00 per annum exclusive
Business Rates	To be assessed
EPC	B (41)

Location

Highworth is well located 4-miles east of the A419 and Swindon. Blackworth Industrial Estate forms the principal employment area in the town and has direct access onto the A361

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<https://what3words.com/ladders.debt.brightens>

Description

Unit 3C forms a mid-terrace unit, which has been refurbished to a high standard.

Internally, the eaves height is 5.1m. The unit is fitted with WC and kitchenette facilities. Vehicle access is gained via an electric roller shutter door.

There is a first floor mezzanine totalling 1,915 sq ft, together with a goods lift. This can be left in place or removed in part, or as a whole.

Outside there is a parking and service yard area

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse (incl WC & Kitchenette)	2,670	248.05
Total	2,670	248.05

Viewings

Strictly by prior appointment through the Joint Agents



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