



TO LET

2,265 Sq Ft

- EAVES HEIGHT OF 4.7M
- OPEN PLAN OFFICE WITH WC AND KITCHENETTE
- 3 ALLOCATED PARKING SPACES
- 3 PHASE POWER SUPPLY

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 7, ASH, KEMBREY PARK, SWINDON, WILTSHIRE, SN2 8UN

Unit 7, Ash, Kembrey Park comprises a modern mid-terrace light industrial unit of steel frame construction. Access is provided via a sectional loading door, while the front of the property includes an open plan office with WC and kitchenette facilities.

The main warehouse benefits from a **3 phase power supply** and an **eaves height of 4.7m**. Externally, the property provides a loading area and **three allocated car parking spaces**. A separate fenced and gated yard of approximately **2,588 sq ft** can also be made available if required.

Location

The property is located at:

Unit 7, Ash, Kembrey Park, Swindon, Wiltshire, SN2 8UN

Ash Industrial Estate is situated on **Kembrey Park**, adjacent to Elgin Industrial Estate, just off the **Great Western Way** dual carriageway. It is located approximately **2 miles north of Swindon town centre** and close to the town's other main industrial areas.

Nearby railway station:

- Swindon Station – approximately 1.2 miles

Distances are stated as straight-line measurements from the centre of the postcode.

Legal Costs

Each party will bear their own legal costs.

Accommodation

The property provides approximately:

2,265 sq ft / 210 sq m

A separate fenced and gated yard of approximately **2,588 sq ft** may also be available if required.

VAT

The rent is exclusive of VAT. The separate yard is available at **£1,295 per month plus VAT**.

Services

The property benefits from a **3 phase power supply**.

Service Charge

The estate service charge is approximately **£3,494 per annum**. The buildings insurance premium is **£298.94 per annum**.

Additional Information

Rent

A stepped rent starting at **£20,000 per annum** may be agreed, subject to terms. The separate yard is available at **£1,295 per month plus VAT**.

EPC

The property has an **EPC rating of B**.

Viewing

For further information or to arrange a viewing, enquiries should be directed to the asset manager:

Will Morris
wmorris@petchey.co.uk

