



TO LET

4,600 Sq Ft

- Large sectional loading door
- Open-plan warehouse accommodation
- Three phase power
- Good natural light from roof lights
- Mezzanine accommodation
- Separate personnel entrance

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 17, ASH, KEMBREY PARK, SWINDON, WILTSHIRE, SN2 8UN

Unit 17 Ash provides approximately **4,600 sq ft** of modern industrial / warehouse accommodation on the established **Ash Industrial Estate** within **Kembrey Park, Swindon**.

The property is available at **£48,500 per annum exclusive**, equating to approximately **£10.54 per sq ft**.

The unit offers a well-presented open-plan warehouse area with good natural light from roof lights, together with ancillary office / amenity accommodation. Access is provided via a **large sectional loading door**, with a separate personnel entrance to the front.

The accommodation is suitable for a range of storage, workshop, light industrial or trade uses, subject to the necessary consents.

Externally, the property benefits from a loading area to the front together with parking provision.

Location

Ash Industrial Estate is situated within **Kembrey Park**, adjacent to Elgin Industrial Estate and just off the **Great Western Way** dual carriageway.

The estate is located approximately **two miles north of Swindon town centre** and close to the town's main industrial areas, providing good access across Swindon and the wider road network.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **4,600 sq ft** of modern industrial / warehouse accommodation with ancillary office / amenity accommodation.

VAT

VAT may be applicable.

Planning Information

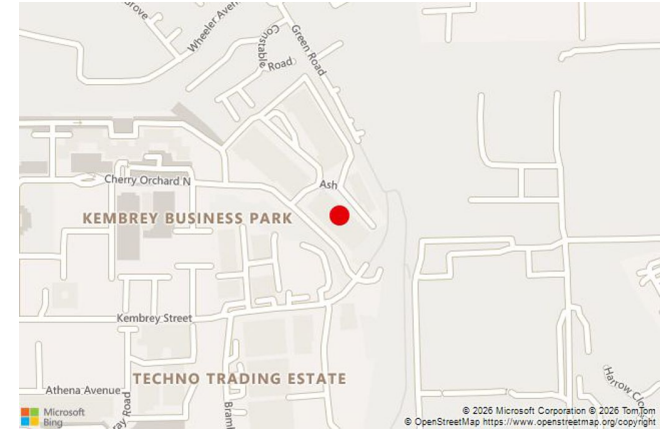
The property is suitable for storage, workshop, light industrial or trade use, subject to the necessary consents. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Services

Further information is available upon request. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

Further information is available upon request.



Additional Information

Rent

£48,500 Per Annum

Viewing

Strictly by appointment through Petchey Holdings.

Will Morris

wmorris@petchey.co.uk 020 8252 8000

