



TO LET

2,330 Sq Ft

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

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 16, ASH, KEMBREY PARK, SWINDON, WILTSHIRE, SN2 8UN

Unit 16 Ash provides approximately **2,330 sq ft** of modern industrial / warehouse accommodation on the established **Ash Industrial Estate** within **Kembrey Park, Swindon**.

The property is available at **£25,650 per annum exclusive**, equating to approximately **£11.00 per sq ft**.

The unit is of steel frame construction and benefits from a **large sectional loading door**, separate personnel entrance and clear, open-plan warehouse accommodation. The space is well presented, with good natural light from roof lights, making it suitable for a range of storage, workshop, light industrial or trade uses, subject to the necessary consents.

The accommodation also includes a **mezzanine area**, providing useful additional storage or operational space.

Externally, the property provides 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 **2,330 sq ft** of industrial / warehouse accommodation, including mezzanine 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

£25,650 Per Annum

Viewing

Strictly by appointment through Petchey Holdings.

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