

Unit 5 Kembrey Trade Centre Aspen Close
Swindon SN2 8AJ

Modern Industrial / Warehouse Unit To Let



- Modern unit previously let as a garage
- Total area approx. 1,242 sq ft
- Ready for occupation Now- keys to view
- 3 Phase power supply, Parking to Front
- New lease available, viewing essential !!

Asking rent: £11,500 p.a (£960 per month)
plus VAT exclusive of outgoings

Location

The subject premises are located within Kembrey Trade Centre on the popular Kembrey Trade Park an established industrial and trade counter location approx ten minutes from Swindon Town Centre and mainline Railway station. There are a good mix of local and national operators and a good variety of service providers. There is easy access to the M4 Motorway.

Description

A modern unit of steel frame construction with full height insulation metal profile cladding to the front and rear elevations. There is a roller up and over door plus personal access door. There is a three phase power supply, DDI compliant wc There is parking and loading to the front. Viewing is highly recommended. Previously traded as a Garage, Landlord open to Motor Trade use subject to conditions.

Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

Accommodation

	Metric	Imperial
Ground Floor	115.38 sq m	1,242 sq ft

Use

Class B2.

Rental

£11,500 plus VAT (£960 per month) per annum exclusive of rates and any service charges. Rental payable monthly or quarterly in advance. A rent deposit may be required alongside the normal rent in advance.

References will be required in the usual way.

Rates

Interested parties should contact the Swindon Borough Council on 01793 445500 for verification. A qualifying tenant could receive 100% small business rates relief.

EPC

Available upon request

Legal Costs

Each party to pay their own reasonable legal costs in preparing new lease.

Service charge

The Estate service charge is approximately £0.63 per sq ft

VAT

We understand that the property is elected for VAT.

Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

Local Authority

Swindon Borough Council

Viewings

All viewings are strictly by appointment through Joint sole agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

Attn. Brian Chatfield

Tel. 01227 770587

Mobile: 07795 984598

brian@azurepc.co.uk

Or our Joint Agent

Kenningtons LLP

Attn. Jeremy Sutton

Tel. 01793 423351

jeremysutton@kenningtons.com

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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**KEMBREY
TRADE CENTRE**

- 1 Cotswold Angling Ltd
- 2 Trade Counters Ltd
- 3 Trade Counters Ltd
- 4 London Technical Supplies Ltd
- 5 Swindon Auto Services
- 6 Kembrey Auto Repairs
- 7 TJS Homes Wiltshire
- 8 ATC Cleaning Services
- 9 Car Paint Warehouse Ltd
- 10 Exova (UK) Ltd
- 11 Exova (UK) Ltd
- 12 BJS Fireplaces Exclusive
- 14 BASCS Ltd
- 15 Marvel X
- 16 Twisters Play Ltd
- 17 One Vision Signs Ltd
- 18 Pippin Bakers Ltd
- 19 BASCS Ltd