

**UNIT 25B TECHNO TRADING ESTATE,
GANTON WAY, SWINDON SN2 8EZ**



INDUSTRIAL/WAREHOUSE UNIT

972 M² (10,471 FT²)

MINIMUM CLEAR EAVES HEIGHT 6.5M

TO BE REFURBISHED

Location

Swindon is located between Junctions 15 and 16 of the M4 motorway, providing excellent links to London and the west.

Techno Trading Estate forms one of the principle employment areas within the town. The estate is accessible from the M4, which is approximately 5 miles distant.

Techno Trading Estate is approximately 1.5 miles north east of the town centre with access to Cirencester Way. The estate benefits with excellent access to Honda and BMW manufacturing plants. Nearby occupiers include Screwfix, Lok n Store, Howdens and Travis Perkins.

Description

The property comprises a unit of steel portal frame construction with part brick and part metal profile clad elevations. Access to the unit is gained via full height loading door. Internally there is a ground floor reception area and WCs with offices at first floor. Internally the warehouse has a minimum eaves height of 6.5m. The unit benefits from a 3 phase power supply and a mains gas supply.

To the front there is an allocated service yard and car parking.

Accommodation

(All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice).

Warehouse inc WC's	864.7 m ²	(9,308 ft ²)
First floor offices	108 m ²	(1,163 ft ²)
TOTAL	972.7 m²	(10,471ft²)

Tenure

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Quoting Terms

Please contact the agents for further information.

Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £45,250 and is currently assessed as "Warehouse and Premises".

Please note the rateable value is not the same as the rates payable.

Energy Performance Certificate

A copy of the EPC is available on request. The property has an energy performance rating of E:103.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewing

Viewing and further information is strictly by prior appointment through the joint agents:

Chris Brooks MRICS

Whitmarsh Lockhart, 5 Stanton Court, Stirling Road, South Marston Park, Swindon, SN3 4YH
Tel: 01793 541000

E-mail: chris@whitmarshlockhart.com

Or

Paul Hobbs / James Short
Avison Young
Tel: 0117 984 2400



Not to scale – for identification purposes only

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