



DUNBEATH COURT ELGIN INDUSTRIAL ESTATE SWINDON SN2 8QF

TO LET

6,815 - 14,715 sq ft
(633 - 1,367 sq m)



Two adjoining
terrace units



Available individually
or combined



Well managed estate



Recent comprehensive
refurbishment



Close proximity to
trade occupiers



Good access to the A419,
M4 J15 and M5 J11a

DESCRIPTION

- Dunbeath Court is a modern development of 10 light industrial/warehouse premises.
- Units 8&9 are of steel portal frame construction, with part brick, steel profile clad and glazed elevations.
- The units have recently undergone a comprehensive refurbishment programme.
- Vehicle access to the units is gained via a sectional up and over insulated loading door at the front elevation.
- Internally the warehouse has a minimum clear eaves height of 7.3m.
- At the front of the premises there is a two storey office and reception area, with separate WC and kitchenette facilities.
- The premises benefit from a three phase electrical power supply and a mains gas connection.
- Externally there is allocated car parking and concrete loading apron.

LOCATION

- Swindon is a large and rapidly expanding town with a population of 210,000.
- Located 70 miles due west of London and can be accessed from both Junctions 15 and 16 of the M4 motorway.
- Elgin Industrial Estate is centrally positioned in the town and is a major employment area with a mixture of occupiers including warehousing, light manufacturing and trade counter uses.
- The Estate has proved popular with trade occupiers and they include Screwfix, Travis Perkins, Plumbase, Magnet, SIG Roofing, Greggs, Booker Wholesale and Eurocell.

8&9

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ESTATE
SWINDON
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ACCOMMODATION

	UNIT 8		UNIT 9	
	sq ft	sq m	sq ft	sq m
Warehouse	4,870	452.46	5,951	552.85
Ground floor offices, inc WCs	988	91.78	990	91.97
First floor offices	957	88.90	959	89.05
TOTAL	6,815	633.14	7,900	733.87
TOTAL FOR 8 & 9 COMBINED	14,715 sq ft		1,367 sq m	

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

TENURE

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

QUOTING TERMS

Unit 8 £49,500 per annum exclusive.

Unit 9 £57,250 per annum exclusive.

Please note that all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (If applicable) payable quarterly in advance.

ENERGY PERFORMANCE CERTIFICATE

This is pending following a programme of refurbishment.

BUSINESS RATES

The unit is currently assessed as "Warehouse & Premises" as a single entity with a rateable value of £85,500. Rates for the unit will be re-assessed on completion of letting. Please contact the agents for further details. Please note the rateable value is not the same as the rates payable.

LEGAL COSTS

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

FURTHER INFORMATION

For further information or an appointment to view, please contact the joint agents below:



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