

to let

**Unit 1, Callenders, Paddington Drive,
Swindon, SN5 7YW**

4,738 ft² 440.15 m²

Roadside Frontage with Trade Counter Potential



Prominently positioned, detached, modern industrial/warehouse unit with 13 car parking spaces and forecourt area.

Location

Callenders is located within a mixed use area in West Swindon with access directly off Paddington Drive, a short distance from Meads Roundabout and the Great Western Way. Paddington Drive is the principle route for access to the western car park of the Swindon Outlet Designer Village and therefore a busy route with passing traffic.



The property itself is situated at the front of Callenders with frontage to Paddington Drive and opposite Halfords Auto Centre. Callenders is in close proximity to the Renault, Lexus, Mitsubishi, Suzuki and Hyundai car dealerships, Sainsburys and the Bridgmead Retail Park.

Description

Unit 1 is a detached unit of steel frame construction with brick and blockwork elevations, under an insulated double skinned roof. Windows and personal entrance door are uPVC covered aluminum framed and double glazed units. Additional glazing units can be installed in the knockout panels at ground floor level should the ingoing tenants wish to enhance the visibility of a potential showroom.



Warehouse following proposed refurbishment.

January 2021

Features include:

- Eaves 5.5m increasing to 7m at apex.
- Insulated sectional up and over loading door.
- Warehouse lighting, 3 phase electrical supply.
- Male and female WC's.
- First floor office with perimeter trunking and electric wall mounted heaters.
- External loading area and 13 car parking spaces.

The landlord is proposing to undertake a refurbishment of the unit prior to the commencement of a new lease. The scope of these works to be agreed.

Accommodation

The property has been measured on a gross internal basis and found to provide the following approximate areas.

Ground floor		
Industrial/Warehouse		
inc WC's and entrance	378.50 m ²	4,074 ft ²
First Offices	61.65 m ²	664 ft ²
Total	440.15 m²	4,738 ft²

Terms

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £39,900 per annum exclusive. VAT will be applicable to the rent.

Business Rates

The tenant will be responsible for the rates payable. The property is assessed as workshop and premises with a rateable value of £30,500.

Other Outgoings

In addition to the rent the tenant is responsible for the Estate Service Charge which covers external communal areas. The landlord insures the whole Estate with the tenant paying their apportionment of the premium.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of D87. A copy is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact: Jeremy Sutton, Keningtons LLP

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