

**UNIT 24 TECHNO TRADING ESTATE, GANTON  
WAY, SWINDON SN2 8EZ**



**REFURBISHED DETACHED INDUSTRIAL/WAREHOUSE UNIT**

**879 M<sup>2</sup> (9,463 FT<sup>2</sup>)**

**MINIMUM CLEAR EAVES HEIGHT 6.5M**

**ALLOCATED CAR PARKING AND LOADING**

## 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 detached 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 both ground and first floor. Internally the warehouse has a minimum eaves height of 6.5m. The unit benefits from a high level lighting system, 3 phase power supply and a mains gas supply.

To the front and side there is an allocated service yard area 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	633.5 m <sup>2</sup>	(6,819 ft <sup>2</sup> )
Ground floor offices	122.8 m <sup>2</sup>	(1,322 ft <sup>2</sup> )
First floor offices	122.8 m <sup>2</sup>	(1,322 ft <sup>2</sup> )
<b>TOTAL</b>	<b>879.1 m<sup>2</sup></b>	<b>(9,463 ft<sup>2</sup>)</b>

## 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 £41,750 and is currently assessed as "Workshop 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 D:95.

## 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](mailto: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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