

Unit 1 Kembrey Trade Centre Aspen Close
Swindon SN2 8AJ

Modern Industrial / Warehouse / Trade Counter Unit To Let



- Highly Visible Modern end unit with small mezzanine in convenient location
- Total area approx. 3,458 sq ft
- Ready for occupation Now- keys to view
- 3 Phase power supply, Parking to Front
- Full Height Roller Shutter- viewing essential !!

Asking rent: **REDUCED TO** £27,000 p.a 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 end of terrace unit of steel frame construction with full height insulation metal profile cladding to the front side and rear elevations with excellent visibility on to Aspen Close. There is a full height roller up and over door plus personal access door. There is a three phase power supply, DDI compliant wc and small steel frame mezzanine for additional storage. There is parking and loading to the front. Ideally suited for trade counter use or Quasi retail with some display lighting and carpet tiles throughout. Viewing is highly recommended.

Lease

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

Accommodation

	Metric	Imperial
Ground Floor	236.50 sq m	2,346 sq ft
Steel Mezzanine	84.77 sq m	912 sq ft
Total	321.11 sq m	3,458 sq ft

Use

Class B2.

Rental

REDUCED TO £27,000 plus VAT 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

EPC

See below

Legal Costs

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

Service charge

To be confirmed

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

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Or our Joint Agent

Kenningtons LLP

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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



Energy Performance Certificate

Non-Domestic Building



1 Aspen Close
SWINDON
SN2 8AJ

Certificate Reference Number:
0490-0838-1339-2324-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 63 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	327
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	102.94
Primary energy use (kWh/m ² per year):	608.89

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

72 If typical of the existing stock