

To Let

INDUSTRIAL/WAREHOUSE UNIT - TO BE REFURBISHED

Unit 25B
Techno Trading Estate
Ganton Way
Swindon
SN2 8EZ

10,471 sq ft (972.7 sq m)

August 2019



Location

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

Techno Trading Estate is an established and popular estate, approximately 3 miles east of Swindon town centre, and 7 miles from Junction 15 of the M4 motorway.

Nearby occupiers include Howdens, Screwfix, Lok n Store and Travis Perkins.

Description

Unit 25b comprises a unit of steel portal frame construction with part brick and part metal profile clad elevations. The unit benefits from an eaves height of 6.88m. Access to the unit is via a full height loading door to the front plus separate personnel glazed entrance door.

Internally there is an office area on ground and first floor with WC's. The unit benefits from a 3 phase power supply and a mains gas supply.

To the front of the property there is a forecourt area for car parking and loading .

Accommodation

The property provides the following approximate gross internal floor areas: -

Floor	Sq Ft	Sq M
Warehouse	9,308	864.7
First Floor Office	1,163	108
Total	10,471	972.7

The Landlord has another unit of **9,463 sq ft** in close proximity.

Services

Mains services including water, drainage, gas and three phase electricity are connected to the property.

Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

On application

Rates

Description: Warehouse and premises

Rateable Value: £45,250

EPC Rating

EPC Rating: E103



Not to scale

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