

# FOR SALE/TO LET

59a Thornhill Industrial Estate, South Marston, Swindon

Hartnell  
TaylorCook



## Contact

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### Location - SN3 4JA

The property is located on the Thornhill Industrial Estate approximately 3 miles to the north east of Swindon town centre and approximately 0.25 of a mile to the north east of the A420. Junction 15 of the M4 motorway is approximately 3.5 miles to the south.

### Description

The property comprises an industrial/warehouse unit of steel portal frame construction with elevations of cavity brickwork and cladding beneath a pitched roof incorporating single skin roof lights. Internally the unit has a concrete floor, three phase power, two gantry cranes and three Powermatic gas fired space heaters. There are ground floor offices to the front elevation providing office space, WC and kitchenette.

Vehicular access is via an electric powered, roller shutter loading door to the front elevation.

Externally there is a secure yard to the front elevation offering parking for approximately 20 cars.

### Accommodation

Warehouse	767.46 sq m	8,261 sq ft
Offices	86.96 sq m	936 sq ft
Total	854.42 sq m	9,197 sq ft
Mezzanine	64.93 sq m	699 sq ft

### Tenure

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed. Sale of the freehold will be considered.

### Rent

£45,000 per annum exclusive of rates, VAT and service charge.

### Price

Price on application.

### Rates

Rateable Value - £34,000pa

UBR - 49.1p

Rates Payable - £16,694pa

### Planning

This property has consent for B2 general industrial use as defined in the Town & Country Planning (Use Classes) Order 1987. It is suitable for B1(c) light industrial and B8 storage and distribution uses subject to obtaining the necessary planning consents.

### Legal Costs

Each party to bear their own legal costs in this transaction.

### Further Information & Viewing

For further information or to arrange an inspection, please contact the above.

Bristol Office

Somerset House

18 Canynge Road

Clifton

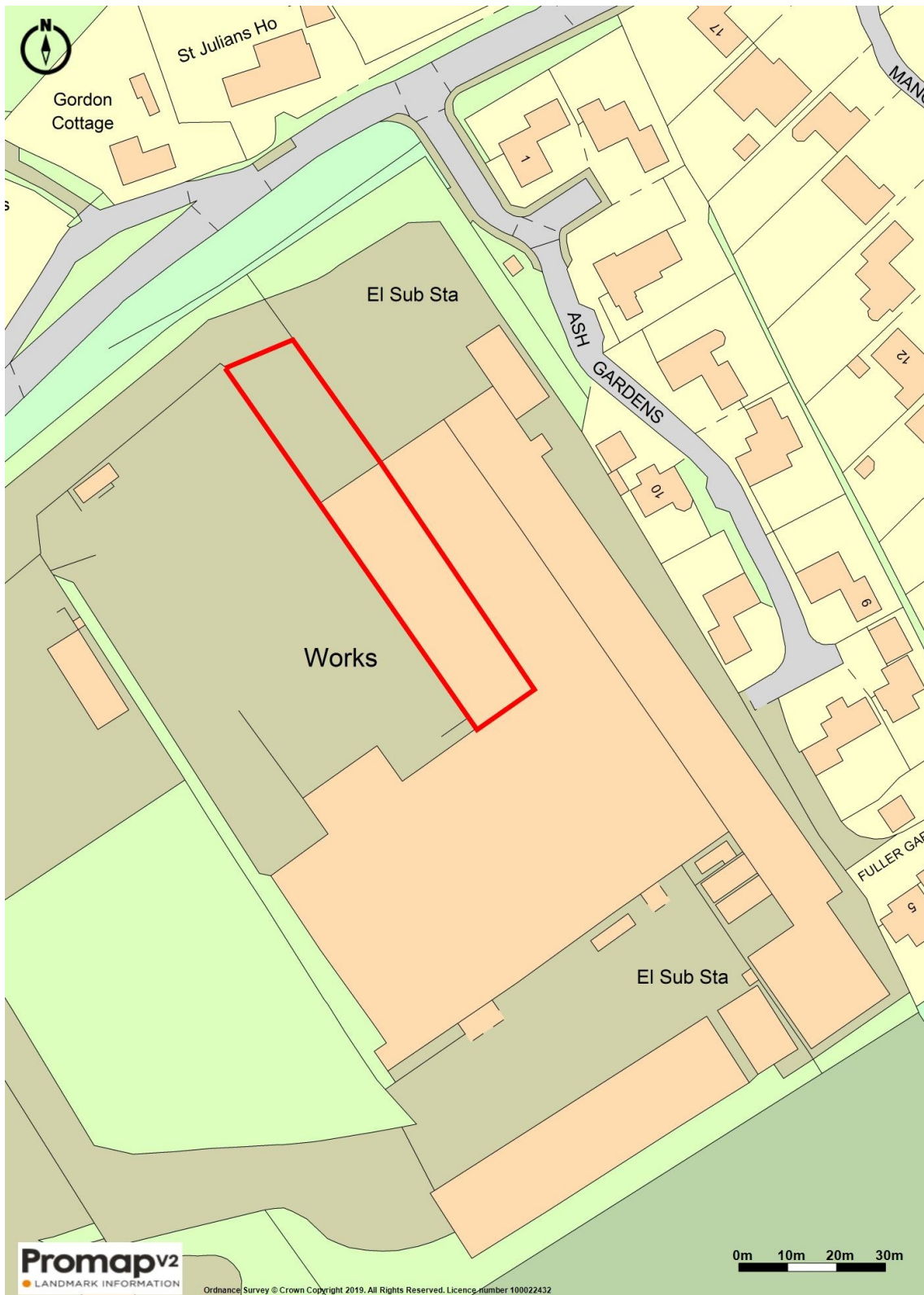
BS8 3JX

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**SUBJECT TO CONTRACT**

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