

to let

On the instructions of



**Unit 4A, Station Industrial Estate,
Sheppard Street, Swindon, SN1 5DE**
4,512 ft² 419.14 m²



Industrial/warehouse unit with offices in an established location close to Swindon Town Centre.

Location

The property is situated in the established Station Industrial Estate which is accessed off Sheppard Street/Station Road close to Swindon Town Centre and a short walk from the railway station.



Description

The unit provides basic warehouse and industrial accommodation, with the benefit of sodium high bay lighting and a 3-phase electrical supply. Access to the unit is via an electrically operated roller shutter door. To the front of the unit is a two storey office block providing basic office accommodation with wc facilities on the ground floor and a kitchen/staff room on the first floor. There is a small forecourt area to the at the front of the property.



Accommodation

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

Industrial/Warehouse	345.79 m ²	3,722 ft ²
Offices/Staff Room	73.35 m ²	790 ft ²
Total	419.14 m²	4,512 ft²

Planning

The unit is located within the former Carriage Works No 8 Shop, which is a Grade II Listed building. The unit can be used for B8 warehousing or B1/B2 Industrial use.

The landlord does not wish to let the unit for motor vehicle repair workshops.

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 £24,750 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 £19,500.

Other Outgoings

In addition to the rent the tenant is responsible for the Estate Service Charge which covers external communal areas and the external fabric of the property. The landlord insures the building, but the tenants is also responsible for their apportionment of the insurance premium.

Energy Performance Certificate

As the unit is located in a Listed building an Energy Performance Certificate is not required.

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:

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