

# **Unit 6 | Headlands Trading** Estate

💡 Headlands Grove, Swindon, SN2 7JQ

## Unit 6 | 5,833 sq ft

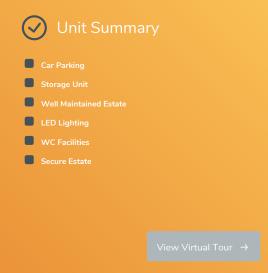
## Modern industrial unit available now

Currently under refurbishment, this flexible space benefits from generous car parking and would suit a variety of needs, including light industrial, warehouse and trade counter.

It is situated within a well maintained estate with recent investments made in high level cladding and front gates, helping to provide a high quality and secure space for our customers.

Lease Type	New
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#### **Occupational Costs**

	Per Annum	Per Sq Ft
Rent	£38,300.00	£6.57
Rates	£13,870.75	£2.38
Maintenance Charge	£8,600.00	£1.47
Insurance	£1,166.60	£0.20
Total Cost	£61,937.35	£10.62

ion of rates payable should be sought from the Valuation Office ole Value of less than  $\pm 15,000$  per annum may be eligible for ful or read our rates blog

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For more info please visit: unit.info/UIP0101127

Industrial

## Unit 6 | Headlands Trading Estate

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#### Location

Headlands Trading Estate is located in Upper Stratton, 2 miles north east of Swindon Town Centre.

#### Road The estate is approximately 6 miles north of both J15 and J16 of the M4.

Airport Heathrow Airport is approximately 70 miles to the east and Bristol airport 50 miles to the west.

Rail The estate is approximately 6 miles north of both J15 and J16 of the M4.

### **Additional Information**

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (77)



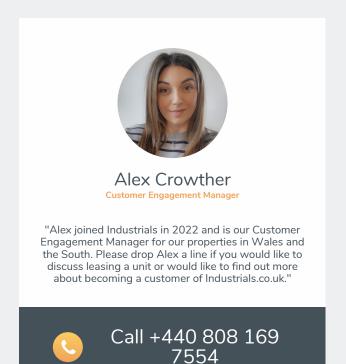
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