

Industrial

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



✔ Unit Summary

- Car Parking
- Storage Unit
- Well Maintained Estate
- LED Lighting
- WC Facilities
- Secure Estate

[View Virtual Tour →](#)

£ 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

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101127

+440 808 169 7554

Unit 6 | Headlands Trading Estate

Headlands Grove, Swindon, SN2 7JQ



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)

Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169
7554



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

Follow us



→ For more info please visit: unit.info/UIP0101127

+440 808 169 7554