



Unit 6, Headlands Trading Estate

Swindon, SN2 7JQ

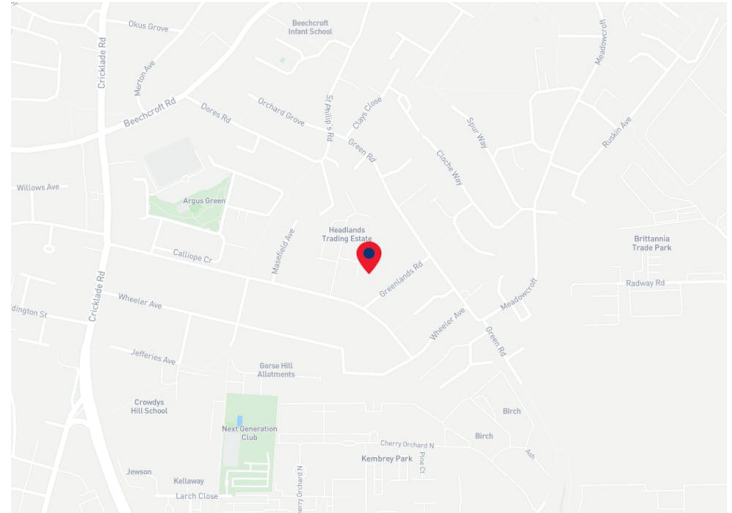
**REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT
WITH FITTED TWO
STOREY OFFICES AND
ALLOCATED PARKING**

5,833 sq ft
(541.90 sq m)

- REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
- FITTED TWO STOREY OFFICES
- ALLOCATED CAR PARKING
- THREE PHASE POWER SUPPLY
- LED WAREHOUSE LIGHTING

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Summary

Available Size	5,833 sq ft / 541.90 sq m
Rent	£38,100.00 per annum
Rateable Value	£28,250.00
Rates Payable	£14,096.75 per annum
EPC	D (77)

Location

Swindon is positioned on the M4 motorway between Junctions 15 and 16, approximately 80 miles west of London and 45 miles east of Bristol.

Headlands Trading Estate is located in North East Swindon, the town centre is approximately 2 miles to the south and Junction 15 of the M4 motorway is approximately 6 miles away.

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<https://what3words.com/boss.tides.passes>

Description

Unit 6 Headlands forms part of a development of 18 similar light industrial units. The property is of steel portal frame construction, with elevations of mixed brick, profile metal sheet cladding and glazing.

There is a ground floor reception area with WC facilities, together with open plan office accommodation. There are three further offices at first floor level. The warehouse is accessed via a steel roller shutter loading door in the front elevation (4m x 4m). Internally the warehouse has a minimum clear eaves height of 5.3m and benefits from a three phase electrical power supply, LED warehouse lighting and a mains gas supply.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,320	401.34
Ground - Office and WCs	819	76.09
1st - Offices	694	64.47
Total	5,833	541.90

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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