



**Unit 12 Woodside, South Marston Park,
Swindon, SN3 4WA**

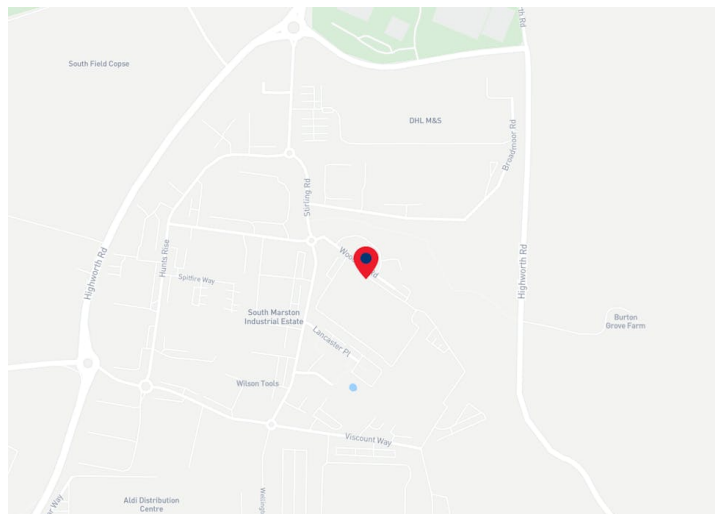
**A REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT
FORMING PART OF A
DEVELOPMENT OF 19
INDUSTRIAL UNITS**

5,709 sq ft
(530.38 sq m)

- REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
- 11 PARKING SPACES
- TWO STOREY OFFICE ACCOMMODATION AND RECEPTION
- A419 - 0.5 MILES

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Summary

Available Size	5,709 sq ft / 530.38 sq m
Rent	£49,950.00 per annum
Rateable Value	£45,750.00
Rates Payable	£22,829.25 per annum
EPC	D (76)

Location

South Marston Park is one of Swindon's premier industrial estates situated to the east of Swindon.

The Park is located within 0.5 miles of the A419 providing easy access to Junction 15 of the M4 approximately 5 miles to the south and Cirencester, Gloucester and the M5 to the north.

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<https://what3words.com/speaks.glossed.union>

Description

Unit 12 Woodside forms part of a development of 19 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 offices, boardroom and a kitchen. There are further offices and kitchenette at first floor. The offices benefit from air conditioning.

The warehouse area has a minimum eaves height of 6.5m. Access to the warehouse is via a sectional up and over loading door (4m x 4.5m) and the unit benefits from heating and lighting throughout.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,649	246.10
Ground - Reception, WCs and Office	1,558	144.74
1st - Offices	1,502	139.54
Total	5,709	530.38

Viewings

Strictly by prior appointment through the agents.



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