



Unit T18, IO Trade Centre, Hobley Drive

Swindon, SN3 4NS

PROMINENT TRADE COUNTER/WAREHOUSE UNIT

3,555 sq ft
(330.27 sq m)

- POPULAR TRADE PARK LOCATION
- PROMINENT ROAD FRONTAGE TO THE HOBLEY DRIVE/SWINDON ROAD THE B4006
- FIRST FLOOR MEZZANINE STORAGE AREA
- INTERNAL EAVES HEIGHT 7M
- PARKING AND SERVICE YARDS

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Summary

Available Size	3,555 sq ft / 330.27 sq m
Rent	£32,000.00 per annum
Rateable Value	£26,500.00
Rates Payable	£13,223.50 per annum
EPC	E (101)

Location

Swindon is strategically positioned on the M4 motorway between Junctions 15 and 16. IO Trade Centre is situated approximately 1.5 miles north east of Swindon town centre and in close proximity to the A419 dual carriageway.

Unit T18 forms part of a successful and established trade location. Other occupiers on the estate include Grant & Stone, Mr Clutch, Screwfix and Greggs.

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<https://what3words.com/gears.clouds.could>

Description

The unit comprises an end terrace portal frame building with metal clad and glazed elevations. Vehicle access is gained via an electrically operated up and over vehicle door. Internally at ground floor, the unit benefits from a WC and kitchenette facility.

At first floor, there is an extensive mezzanine storage floor fitted.

Outside are parking and service yard areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, WC and Kitchenette	2,082	193.42
1st - Mezzanine	1,473	136.85
Total	3,555	330.27

Viewings

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



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