



Unit 16 Woodside, South Marston Park

Swindon, SN3 4WA

A REFURBISHED INDUSTRIAL/WAREHOUSE UNIT

3,711 sq ft
(344.76 sq m)

- REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
- ALLOCATED PARKING
- TWO STOREY OFFICE ACCOMMODATION AND RECEPTION
- A419 - 0.5 MILES
- 3 PHASE POWER SUPPLY
- 6.5M EAVES

Unit 16 Woodside, South Marston Park

Swindon, SN3 4WA



Summary

Available Size	3,711 sq ft / 344.76 sq m
Rent	£35,250.00 per annum
Rateable Value	£31,250.00
Rates Payable	£15,593.75 per annum
EPC	Upon enquiry

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.

///what3words

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

Description

Unit 16 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 and undercroft. There are partitioned offices and a 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). There is a 3 phase power supply and mains gas connection.

The unit provides allocated car parking spaces, plus shared loading apron.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including reception, WCs and Undercroft	2,746	255.11
1st - Offices	965	89.65
Total	3,711	344.76

Viewings

Strictly by prior appointment through the agents.



Chris Brooks MRICS

01793 544834 | 07733 114566

chris@whitmarshlockhart.com