



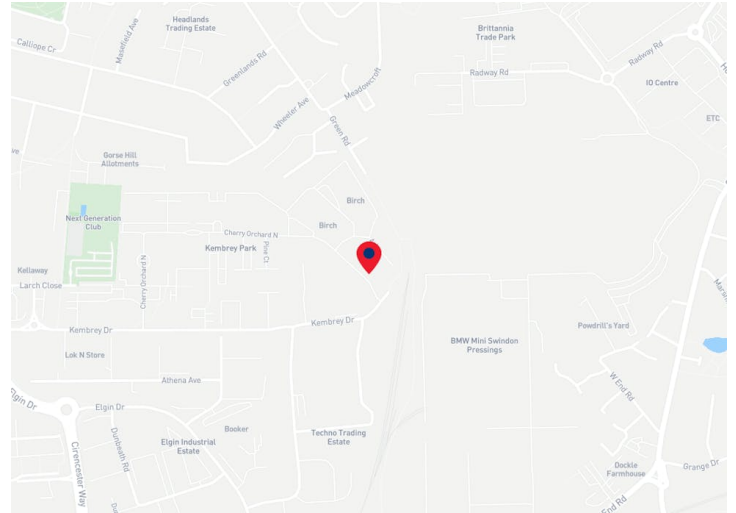
**Unit 5 Ash, Kembrey Park,
Swindon, SN2 8UN**

**A MODERN, REFURBISHED MID
TERRACE UNIT SITUATED
WITHIN THE POPULAR
KEMBREY PARK ESTATE**

2,269 sq ft
(210.80 sq m)

- HIGH QUALITY MODERN INDUSTRIAL/WAREHOUSE
- DEDICATED LOADING AND PARKING AREAS
- CCTV
- 3 PHASE POWER SUPPLY
- 4.1M WIDE LOADING DOOR

Unit 5 Ash, Kembrey Park, Swindon, SN2 8UN



Summary

Available Size	2,269 sq ft / 210.80 sq m
Rent	£23,500.00 per annum
Rateable Value	£18,000.00
Rates Payable	£8,982 per annum
EPC	Upon enquiry

Location

The Ash Industrial Estate is situated on Kembrey Park adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is popular with a wide range of small, medium and large businesses who are able to take advantage of its strong location just 2 miles north of the town centre and close to the other main industrial areas of the town.

///what3words

<https://what3words.com/hungry.spider.grape>

Description

Unit 5 Ash is a modern, refurbished, mid terrace unit of steel frame construction ready for immediate occupation. Access is via a sectional loading door (4.1m (w) x 3.9m (h)) as well as separate personnel door. The main warehouse benefits from a WC, 3 phase power supply and a eaves height of 4.7m min 5.4m max.

Viewings

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



Chris Brooks MRICS

01793 544834 | 07733 114566
chris@whitmarshlockhart.com

Mr Alastair Andrews (Loveday)

01793 438938 | 07989 512606
alastair@loveday.uk.com