



Unit 6 Birch, Kembrey Park

Swindon, SN2 8UU

HIGH QUALITY MODERN END OF TERRACE INDUSTRIAL / WAREHOUSE UNIT

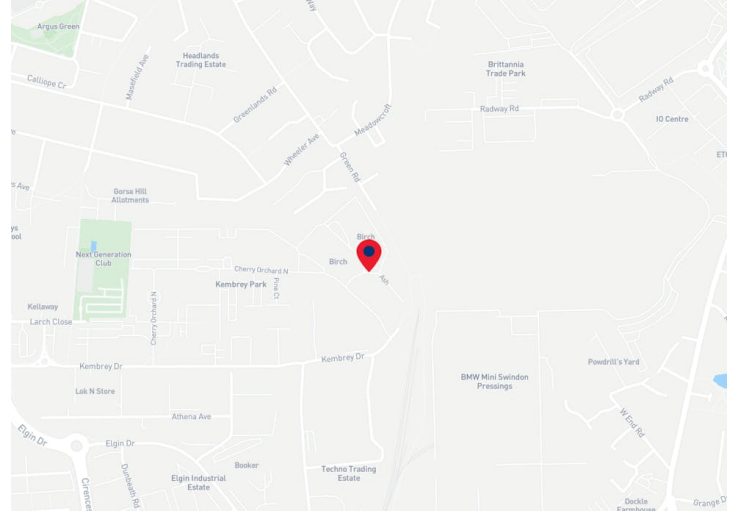
8,418 sq ft

(782.06 sq m)

- HIGH QUALITY MODERN INDUSTRIAL/WAREHOUSE UNIT
- TWO STOREY OFFICE ACCOMMODATION
- 3 PHASE POWER
- DEDICATED LOADING APRON TO REAR
- ALLOCATED CAR PARKING SPACES

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Summary

Available Size	8,418 sq ft / 782.06 sq m
Rent	£67,500.00 per annum
Rateable Value	£55,000.00
Rates Payable	£28,160 per annum
EPC	C (73)

Location

The Birch Industrial Estate is situated on Kembrey Park adjacent to the Elgin and Techno Industrial Estates just off the Great Western Way dual carriageway. It is a popular with a 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.

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<https://what3words.com/famous.zone.newest>

Description

Unit 6 Birch is a modern, end of terrace unit of steel portal frame construction, access to the warehouse is via a loading door in the rear elevation (4.3m wide x 5.3m high). To the front there are ground and first floor offices with meeting room, reception and WC facilities.

The unit has a 3 phase power supply, warehouse lighting, warehouse heating and a minimum clear eaves height of 7m.

Externally the unit benefits from a loading apron to the rear and allocated car parking spaces to the front and rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	5,350	497.03
Ground - Office and WCs	1,550	144
1st - Office	1,518	141.03
Total	8,418	782.06

Viewings

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



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