



Unit 2A Cannons Yard Industrial Estate

Royal Wootton Bassett, SN4 7SP

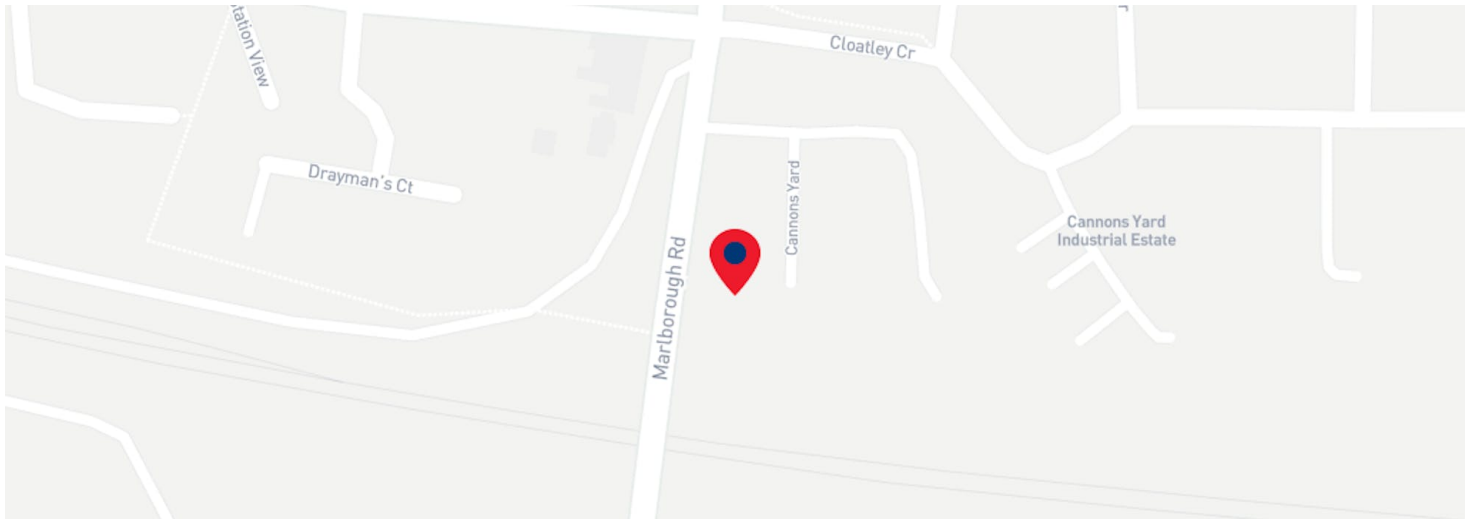
**REFURBISHED BUSINESS UNIT
WITH FITTED AIR CONDITIONED
OFFICES AND ALLOCATED
PARKING**

1,126 sq ft
(104.61 sq m)

- REFURBISHED BUSINESS UNIT
- LED LIGHTING
- 3 PHASE POWER SUPPLY
- FITTED AIR CONDITIONED OFFICES
- ALLOCATED PARKING

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Summary

Available Size	1,126 sq ft / 104.61 sq m
Rent	£10,950.00 per annum
Rateable Value	£4,450.00
Rates Payable	£2,220.55 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (80)

Location

Royal Wootton Bassett is situated 1.5 miles from Junction 16 of the M4 motorway and 6 miles south west of Swindon town centre.

Cannons Yard Industrial Estate is located on the southern outskirts of the town. The Estate has access directly onto Marlborough Road and is approximately 0.5 miles from the High Street.

///what3words

<https://what3words.com/slipped.probably.cornering>

Description

Unit 2A is a purpose built two storey business unit, with brick clad elevations.

To the front there is a full height, insulated loading door which gives access to the warehouse area. The warehouse has a 3 phase electrical power supply and lighting. Adjacent to the loading door is a separate personnel access door.

At first floor there are fitted offices, a WC and kitchenette. The offices benefit from air conditioning.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	565	52.49
1st - Office and WC	561	52.12
Total	1,126	104.61

Viewings

Strictly by prior appointment through the sole agent.



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