



## Unit 15 Westmead Industrial Estate

Swindon, SN5 7YT

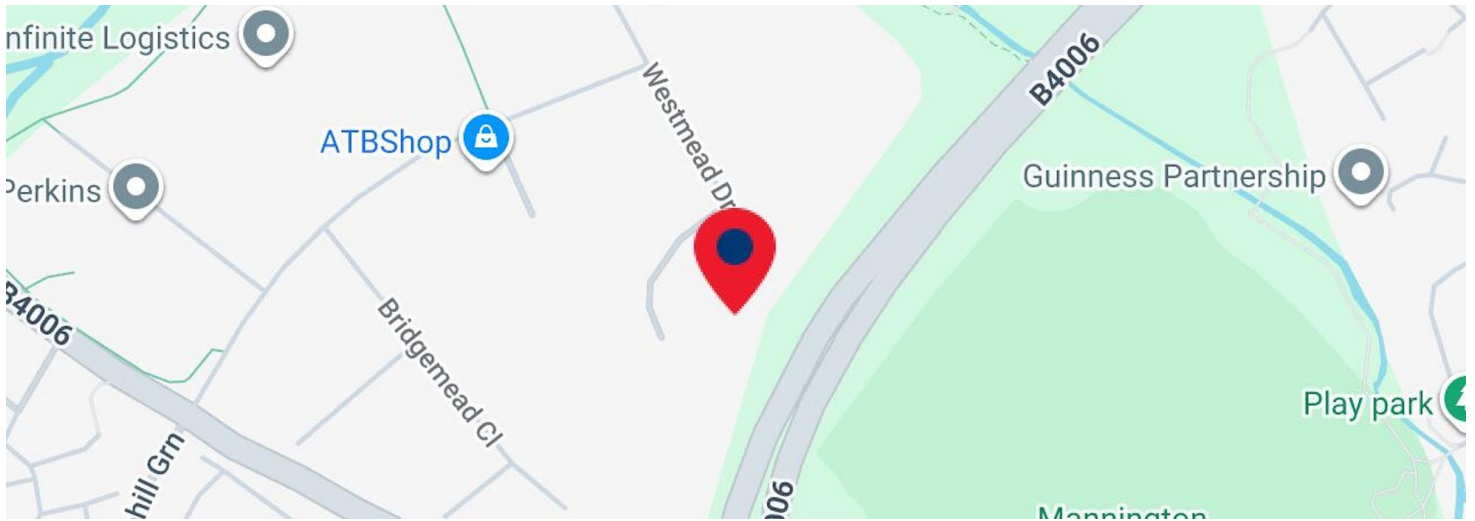
### **TRADE COUNTER / INDUSTRIAL UNIT**

**2,854 sq ft**  
(265.15 sq m)

- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING FOR 4/5 CARS PLUS LOADING
- ROLLER SHUTTER DOOR
- KITCHENETTE AND WC
- FITTED OFFICES
- GLAZED PEDESTRIAN ACCESS DOOR

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## Summary

Available Size	2,854 sq ft / 265.15 sq m
Rent	£29,000 per annum
Rateable Value	£20,500
Rates Payable	£10,229.50 per annum
Rates Comment	Small Business Rates May Apply
EPC	E (111)

## Location

Westmead Industrial Estate is the principal industrial area on the west side of town. It is approximately 2 miles to the west of Swindon town centre. It is a popular location with a mixture of industrial and trade counter occupiers.

Other occupiers on the wider estate include Travis Perkins, Royal Mail, Howdens and Pirtek.

## ///what3words

<https://what3words.com/output.passes.appeal>

## Description

Unit 15 comprises an end terrace trade counter/industrial/warehouse unit of steel profile clad and glazed elevations.

Vehicle access to the unit is gained via a roller shutter loading door in the front elevation. Internally the unit has a clear eaves height of 5m.

At the front of the unit there is a separate glazed pedestrian entrance, WC's, kitchenette and offices.

At the rear of the unit is an optional mezzanine of 565 sq ft.

The unit benefits from a 3 phase electrical power supply.

Externally there is allocated parking for 4/5 cars plus loading area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,077	192.96
Ground - Offices, Kitchenette and WC's	777	72.19
<b>Total</b>	<b>2,854</b>	<b>265.15</b>

## Viewings

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

## Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.



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