

**UNITS 13-15 RUSHY PLATT INDUSTRIAL
ESTATE, CAEN VIEW, SWINDON SN5 8WQ**



MODERN INDUSTRIAL WAREHOUSE/TRADE COUNTER UNIT

1,519 M² (16,355 FT²)

FITTED OFFICE ACCOMMODATION & RECEPTION AREA

PROMINENT LOCATION ADJACENT TO SCREWFIX

Location

Swindon is located between Junctions 15 and 16 of the M4 motorway. London is approximately 80 miles to the east and Bristol 40 miles to the West.

Rushy Platt Industrial Estate is an established and successful employment area well located within the town. Junction 16 of the M4 motorway is approximately 2 miles to the west and the Estate benefits from a dual carriageway access via Great Western Way (A3102).

Other occupiers on the Estate include Dick Lovett BMW, Travis Perkins, Screwfix, Euro Car Parts and Eurocell.

Description

Units 13-15 comprise a modern industrial/warehouse facility of steel portal frame construction, with part brick, steel profile clad and glazed elevations.

Vehicle access to the unit is gained via 3 sectional up and over insulated loading doors in the front elevation. Internally, the facility has a minimum clear eaves height of 7m.

At the front of the unit there is a two storey office and reception area with separate male and female WC facilities. Additional office accommodation could be incorporated at ground and first floor.

The premises benefit from a 3 phase electrical power supply, and a mains gas supply.

Externally the units benefit from a generous car parking allocation and loading area.

Accommodation

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice).

Warehouse	1,442.84 m ²	(15,530 ft ²)
Reception, offices & WCs	76.62 m ²	(825 ft ²)
TOTAL	1,519.46 m²	(16,355 ft²)

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Terms

£122,500 per annum exclusive.

Please note that all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable) payable quarterly in advance.

Business Rates

The current Rating List (2017) shows the unit as having a Rateable Value of £74,000 and it is currently assessed as "Warehouse & Premises".

Please note the Ratable Value is not the same as rates payable.

Energy Performance Certificate

A copy of the EPC is available upon request. The property has an energy performance rating of C:65.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewing

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

Chris Brooks MRICS

Whitmarsh Lockhart, 5 Stanton Court, Stirling Road, South Marston Park, Swindon, SN3 4YH

Tel: 01793 541000

E-mail: chris@whitmarshlockhart.com

Sept 2019



Not to scale – for identification purposes only