



## Unit 8 Dunbeath Court, Elgin Industrial Estate

Swindon, SN2 8QF

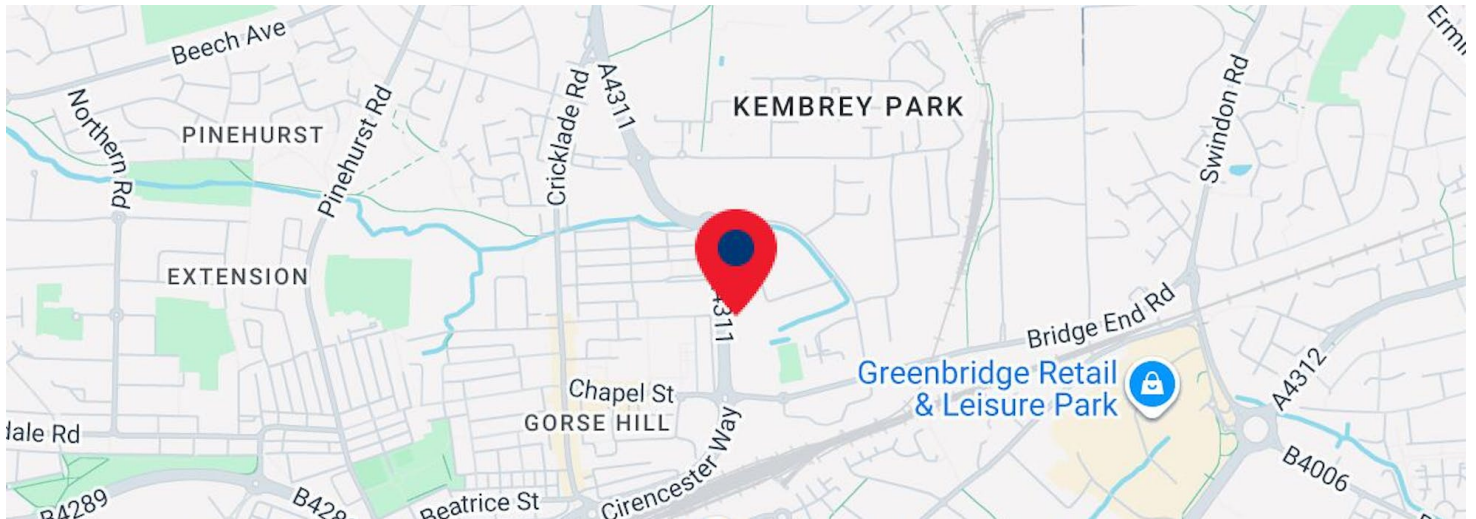
### **PROMINENT INDUSTRIAL / TRADE COUNTER UNIT**

**6,815 sq ft**  
(633.13 sq m)

- ESTABLISHED INDUSTRIAL LOCATION
- 7M CLEAR EAVES HEIGHT
- FULL HEIGHT LOADING DOOR 3.6M X 5M
- FITTED OFFICE ACCOMMODATION
- PHASE 3 POWER SUPPLY
- ALLOCATED PARKING AND LOADING

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## Summary

Available Size	6,815 sq ft / 633.13 sq m
Rent	£71,500 per annum
Rateable Value	£45,750
Rates Payable	£22,829.25 per annum
EPC	C (68)

## Location

Swindon is a large and rapidly expanding town located 70 miles west of London and accessed from both junctions 15 and 16 of the M4 motorway.

Elgin Industrial Estate is centrally positioned in the town and is a major employment area with a mixture of occupiers including warehousing, light manufacturing and trade counter uses.

The Estate has proved popular with trade occupiers and they include Screwfix, Travis Perkins, Plumbase, Magnet, SIG Roofing, Greggs, Booker Wholesale and Eurocell.

## ///what3words

<https://what3words.com/feed.kick.today>

## Description

Dunbeath Court is a modern development of 10 light industrial/warehouse premises. Unit 8 is of a steel portal frame construction, with part brick, steel profile clad and glazed elevations. The unit has recently undergone a comprehensive refurbishment programme.

Vehicle access is gained via a sectional up and over insulated loading door in the front elevation. Internally, the unit has a minimum clear eaves height of 7.3m.

At the front of the premises there is a two storey office and reception area, with separate WC and kitchenette facilities.

The premises benefit from a three phase electrical power supply and a mains gas connection.

Externally there is allocated car parking and concrete loading apron.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,870	452.44
Ground - Offices including WC's	988	91.79
1st - Offices	957	88.91
<b>Total</b>	<b>6,815</b>	<b>633.14</b>

## 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.

## Viewings

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



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