

## FOR SALE

Unit 19, Equity Trade Centre,  
Swindon, SN3 4NS



Industrial unit with offices

**2,644 sq ft (245.6 sq m)**

**01793 423344**

[loveday.uk.com](http://loveday.uk.com)

## Location

The Equity Trade Centre is situated on Hobley Drive in Stratton St. Margaret to the north east of Swindon. It is less than 1 mile from the A419 Dual carriageway, the Honda manufacturing plant and South Marston Park Industrial Estate. The M4 is approximately 5 miles to the south and the M5 can be reached at Gloucester to the north.

The Equity Trade Centre and the neighbouring io Trade Centre are established locations popular with a wide range of local and national businesses. Occupiers already on the estates include Mr Clutch, Bathstore and Leyland Paints.

## Description

The property comprises a modern unit of steel frame construction built in c. 2004. Specific features of the property include:-

**First floor offices with ancillary storage area**

**Warehouse lighting**

**Disabled WC**

**7m Eaves / 7.8m maximum clear height**

**Three phase power supply/mains gas**

**Loading door 4.5m high by 3m wide**

**Separate personnel entrance**

## Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice and provides the following approximate areas:-

Ground Floor	2,259 sq ft	209 sq m
First Floor Office	385 sq ft	35.7 sq m
<b>Total</b>	<b>2,644 sq ft</b>	<b>245.6 sq m</b>

## Terms

The property is available to purchase by way of the existing 999 year long leasehold agreement subject to a peppercorn rent. The price is £215,000 exclusive of VAT (if applicable and all other costs of purchase).

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Business Rates

The tenant will be responsible for the payment of business rates. Further information is available on application to the agents.

## Viewing and Further Information

Strictly by appointment only with the sole agents

Ref: Alastair Andrews

Tel: 01793 438938

[alastair@loveday.uk.com](mailto:alastair@loveday.uk.com)

**Sat Nav SN3 4NS**

August 2012

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property.

**01793 423344**

Market Centre, The Square, Dammas Lane, Old Town,  
Swindon, Wiltshire SN1 3EB

# Energy Performance Certificate

## Non-Domestic Building



Unit 19  
Hobley Drive  
Stratton  
SWINDON  
SN3 4NS

**Certificate Reference Number:**  
9855-3073-0423-0300-8991

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **101** This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m <sup>2</sup> ):	199
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	2.64

### Benchmarks

Buildings similar to this one could have rating as follows:

**67** If newly built

**179** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
<b>Property Reference:</b>	853493750000
<b>Assessor Name:</b>	Sam Parkes
<b>Assessor Number:</b>	EES/001713
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	P2 Surveyors Ltd
<b>Employer/Trading Address:</b>	Hillside Studio, PO Box 156, Cirencester, GL7 7AR
<b>Issue Date:</b>	2012-07-31
<b>Valid Until:</b>	2022-07-30
<b>Related Party Disclosure:</b>	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0880-0342-5439-5793-9002

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.