



Unit 14 Birch, Kembrey Park

Swindon, SN2 8UU

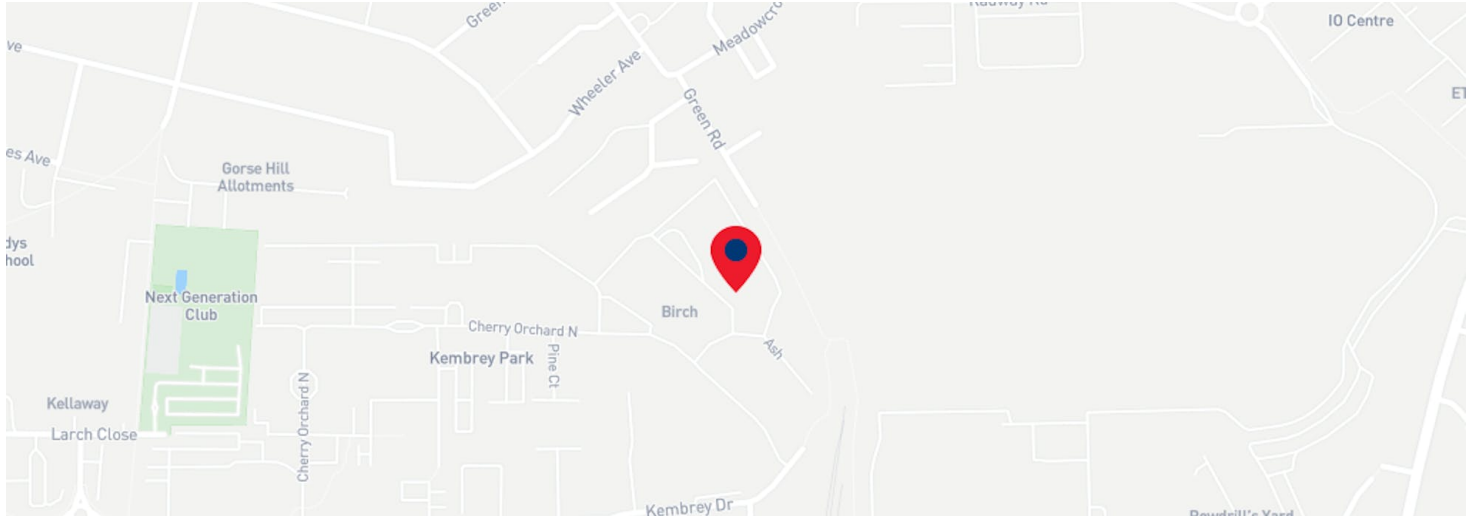
**A HIGH QUALITY, MODERN
INDUSTRIAL/WAREHOUSE UNIT
WITH FITTED OFFICE**

3,790 sq ft
(352.10 sq m)

- 3 PHASE POWER SUPPLY
- FITTED OFFICE
- 6.2M MINIMUM EAVES
- 4M X 5M LOADING DOOR
- FENCED AND GATED YARD

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Summary

Available Size	3,790 sq ft / 352.10 sq m
Rent	£45,000 per annum
Rateable Value	£26,500
Rates Payable	£13,223.50 per annum
EPC	E (122)

Location

The Birch Industrial Estate is situated on Kembrey Park adjacent to the Elgin and Techno Industrial Estates just off the Great Western Way dual carriageway. It is a popular with a range of small, medium and large businesses who are able to take advantage of its strong location, just 2 miles north of the town centre and close to the other main industrial areas of the town.

///what3words

<https://what3words.com/famous.zone.newest>

Description

Unit 14 Birch is a modern, end of terrace unit of steel portal frame construction, access to the warehouse is via a loading door in the front elevation (4m wide x 5m high). To the front there is a single office with adjacent WC facilities and tea point.

The unit has a 3 phase power supply, warehouse lighting and a minimum clear eaves height of 6.2m.

Externally the unit benefits from a loading apron and allocated car parking spaces to the side of the unit. In addition, to the front of the unit is a palisade fenced and gated yard providing secure storage of approximately 1,340 ft² (124.5 sqm).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WCs	3,574	332.04
Ground - Office	216	20.07
Total	3,790	352.11

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 agent.



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