



Unit 12 Ergo Business Park, Greenbridge Road

Swindon, SN3 3JW

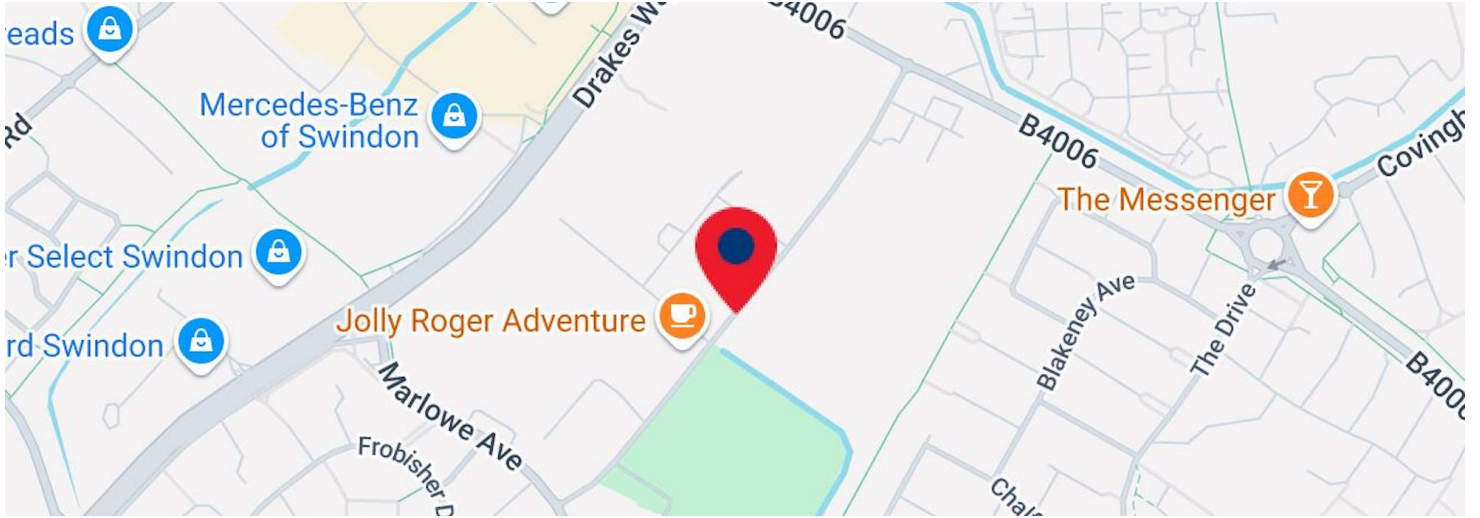
HIGH QUALITY BUSINESS UNIT

2,405 sq ft
(223.43 sq m)

- CLOSE PROXIMITY TO GREENBRIDGE RETAIL PARK
- 3 PHASE ELECTRICITY SUPPLY
- ALLOCATED PARKING
- FIRST FLOOR OFFICES
- 3.6M EAVES HEIGHT
- RECENTLY REFURBISHED
- UP AND OVER ELECTRICAL LOADING DOOR

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Summary

Available Size	2,405 sq ft / 223.43 sq m
Rent	£20,000 per annum
Business Rates	N/A
EPC	B (34)

Location

Ergo Business Park is located close to both Junctions 15 and 16 of the M4 motorway. The units occupy a prominent location on Greenbridge Road, in the heart of the Swindon business district. Swindon is situated at the centre of the M4 corridor between the important commercial cities of London and Bristol.

Ergo Business Park is an outstanding development offering flexible contemporary self contained Office, Business and Industrial accommodation built to a high specification and situated within a managed environment by the Landlord who developed the park.

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Description

Unit 12 Ergo comprises a mid terrace unit constructed using modern high quality materials.

At ground floor there is a reception with WC facilities. Vehicle access to the warehouse is via an up and over, electric, sectional shutter door (2.4m x 3m). Internally, the facility has a minimum clear eaves height of 3.6m.

At first floor, there is office accommodation, including kitchenette facilities.

The unit has recently been refurbished and benefits from a 3-phase electrical power supply and LED lighting in the offices.

The unit could be combined with Unit 13 to offer a unit of 4,797 sq ft.

Externally, there is loading and allocated parking directly in front of the unit. There is CCTV on site and lockable gates with 24/7 access.

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse including WC	1,212	112.60
1st	Offices	1,193	110.83
Total		2,405	223.43

Terms

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

Viewings

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



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