

INDUSTRIAL UNIT / WAREHOUSE TO LET

South Marston

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PROPERTY CONSULTANTS



**WELL SPECIFIED,
MODERN INDUSTRIAL/
WAREHOUSE UNIT**

**Unit 12 Avro Gate
South Marston Park
Swindon
SN3 4AG**

**2,075 sq ft
(192.7 sq m)**

Unit 12 Avro Gate, South Marston Park, Swindon SN3 4AG

Location

Avro Gate is located within the South Marston Park employment area to the east of Swindon. The Estate is one of the most established industrial/logistic parks in the area and is home to a variety of occupiers including Honda, Aldi, Pentel and Marks & Spencer.

The park is located within 0.5 mile of the A419 providing easy access to Junction 15 of the M4 approximately 5 miles to the south and Cirencester, Gloucester and the M5 to the north.



Description

Avro Gate is a modern development of 21 commercial units set within three terraces of buildings. The units are of a clear span steel frame construction with profile clad and glazed elevations. The unit benefits from 6.5m (21') minimum height to eaves, power floated concrete floor, office, kitchen and w.c. facility, lighting and 3 phase power. Access is via a sectional up and over door which is electrically operated.

Externally there are 4 allocated car parking spaces in addition to the loading apron.

Accommodation

The property has been measured on a gross internal area in accordance with the RICS Code of Measuring Practice 6th Edition.

Area	Sq ft	Sq m
Unit 12	2,075	192.7

Terms

The unit will be available to rent from 5 August 2018 by way of a new full repairing and insuring lease for a term to be agreed.

Offers in the order of £16,250 are sought for the leasehold interest.

Services

We confirm we have not tested any installations and any interested party must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the property may be suitable for B1 (c) (Light Industrial), B2 (General Industrial) and B8 (Storage and Warehousing) uses.

Interested parties are recommended to make their own specific enquiries with the Local Planning Authority, Swindon Borough Council 01793 445500.

Legal Costs

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

Business Rates

The unit is currently assessed jointly with other units.

Interested parties should make their own enquiries to the local billing authority, Swindon Borough Council, tel. 01793 445500 to ascertain the exact rates payable. A change in occupation may trigger an adjustment for the rating assessment.

Energy Performance Certificate

The energy performance asset rating is Band C (68).

The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasebusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.

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