

TO LET

29A ATHENA AVENUE, ELGIN INDUSTRIAL ESTATE, SWINDON, SN2 8EJ



- DETACHED WAREHOUSE FACILITY
- ROLLER SHUTTER DOORS TO FRONT AND REAR
- FITTED OFFICES AND STAFF WELFARE FACILITIES
- CURRENTLY RACKED OUT
- IMPRESSIVE MINIMUM EAVES HEIGHT OF 6M
- HEATING THROUGHOUT THE BUILDING
- 3 PHASE POWER SUPPLY
- LED LIGHTING THROUGHOUT
- ON SITE CCTV AND ALARM
- DEDICATED FIBRE OPTIC CABLE

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Location

Swindon is positioned on the M4 between Junctions 15 and 16, approximately 80 miles west of London and 45 miles east of Bristol.

Athena Avenue is situated on the Elgin Industrial Estate, approximately 1 mile north of Swindon town centre, adjoining the dual carriageway known as Cirencester Way. Athena Avenue is approximately 7 miles from Junction 15 of the M4 motorway.

Other occupiers in the area include Booker Cash and Carry, Magnet, Travis Perkins Screwfix, Fastplant, Plumbase and Formula One Autocentres.

Description

The premises comprise a detached warehouse facility of clear span, steel portal frame construction, with an outer cladding of predominantly red brick and profile sheet cladding to the upper front elevations.

Vehicle access to the unit is gained via two surface level loading doors, one in the front and one in the rear elevation. The unit also benefits from separate pedestrian access.

Internally the warehouse has an excellent minimum eaves height of 6m. To the front of the unit is a single storey office and utility block, including separate male and female WC's, a kitchenette and warehouse offices.

The unit benefits from a 3-phase power supply and the warehouse has two gas fired space heaters which have recently been refurbished. The landlord has invested in LED Lighting throughout, on-site CCTV, intruder alarm and a dedicated fibre optic link into the building.

Externally the property benefits from a shared access road which runs down the side of the unit, giving access to the rear yard.

There is gated access and marked car parking bays to the front and rear of the premises.

Accommodation

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Area	Sq Ft	Sq M
Warehouse	17,516	1,627.4
Offices	1,643	152.6
Total	19,159	1,780

Terms

The property is available by way of a new lease agreement direct with the landlord for a term of years to be agreed at a rent of £145,000 per annum.

Please note the rents are exclusive of business rates, service charge, building insurance and VAT payable quarterly in advance.

Legal Costs

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

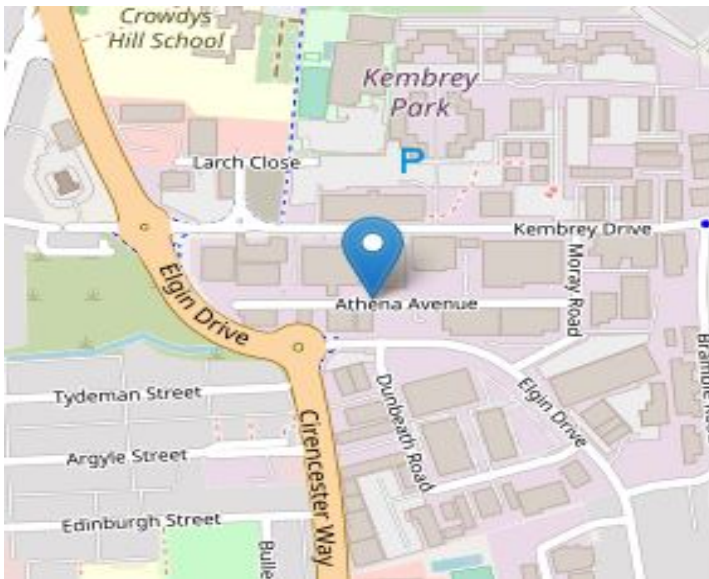
Business Rates

The current Rating List (2017) lists the premises as having a rateable value of £66,500 and they are currently assessed as "Warehouse and Premises".

Energy Performance Certificate (EPC)

An EPC will be made available on request.

Location



Viewing

Viewing and further information is strictly by prior appointment through the sole agent:

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29A Athena Avenue prior to installation of racking

