

TO LET

UNIT 7 IO CENTRE • RADWAY ROAD • SWINDON • SN3 4WH



**Whitmarsh
Lockhart**

Commercial Property Advisors



721 sq m
7,765 sq ft

- MODERN INDUSTRIAL / WAREHOUSE UNIT
- FITTED OFFICE ACCOMMODATION
- 8M MINIMUM EAVES HEIGHT
- ALLOCATED PARKING AND SERVICE YARD

Location

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

The IO Centre and the neighbouring Equity Trade Centre is an established warehouse and trade counter location. Other occupiers on the estate include Autoglass, YESSS Electrical, GSF Car Parts, Dulux Decorator Centre and Mr Clutch.

The IO Centre is located less than 1 mile from the A419 dual carriageway, which provides excellent access to the M4 and M5 motorways.

Description

The IO Centre comprises 10 industrial/warehouse units arranged over two terraces. Unit 7 is of clear span steel portal frame construction, with part brick, steel profile clad and glazed elevations.

Vehicle access to the warehouse is gained via an up and over sectional loading door in the front elevation. In addition the unit has a separate glazed personnel entrance. Internally, the facility has a minimum clear eaves height of 8m.

At the front of the unit there is a reception lobby at ground floor with WC and kitchenette facilities. At first floor there is an open plan office with additional WC.

The warehouse has a three phase electrical power supply, mains gas supply and warehouse lighting.

Accommodation

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

Area	Sq m	Sq ft
Warehouse inc WC's	669.75	7,209
FF offices	51.6	556
Total	721.35	7,765

The premises could be combined with Unit 6 to create 17,433 sq ft.

Tenure

The premises are available to let by way of a new full repairing and insuring lease agreement, for a term of years to be agreed.

Quoting Terms

£52,500 per annum exclusive.

Please note that all quoted rents are exclusive of business rates, service charge, building insurance and VAT (if applicable), payable quarterly in advance.

Business Rates

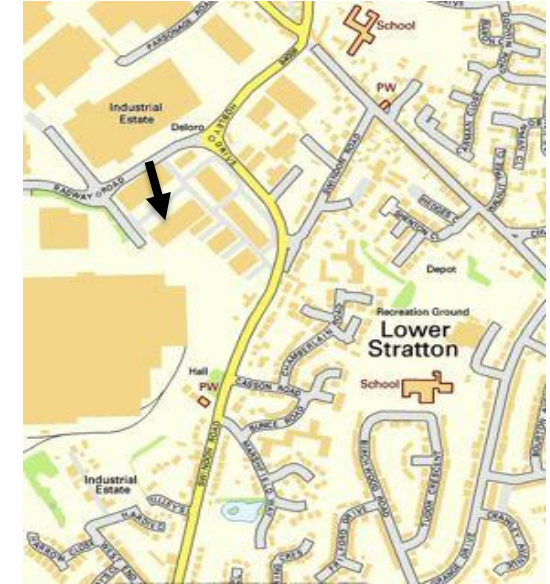
Please contact the agents for further information.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. The property has an energy performance rating of E:117.

Legal Costs

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



Contacts

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

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