



Artist's impression

# KEMBREY PLACE

KEMBREY STREET • SWINDON • SN2 8YS

A unique opportunity to acquire brand new, high quality road frontage warehouse units built to an impressive standard and located in one of Swindon's most thriving industrial and trade counter locations.

**4,170 - 18,210 SQ FT (387 - 1,692 SQ M)**







## SPECIFICATION

ALLOCATED ON SITE PARKING

STEEL FRAME CONSTRUCTION

MINIMUM EAVES HEIGHT: 6M

MAXIMUM EAVES HEIGHT: 7.6M

3.5M TO UNDERSIDE OF FIRST FLOOR

LOADING DOORS:  
4.1M WIDE BY 4.5M HIGH

FLOOR LOADING:  
GROUND FLOOR - 20KN/SQM  
FIRST FLOOR - 3.5KN/SQM

CONSTRUCTED TO SHELL FINISH

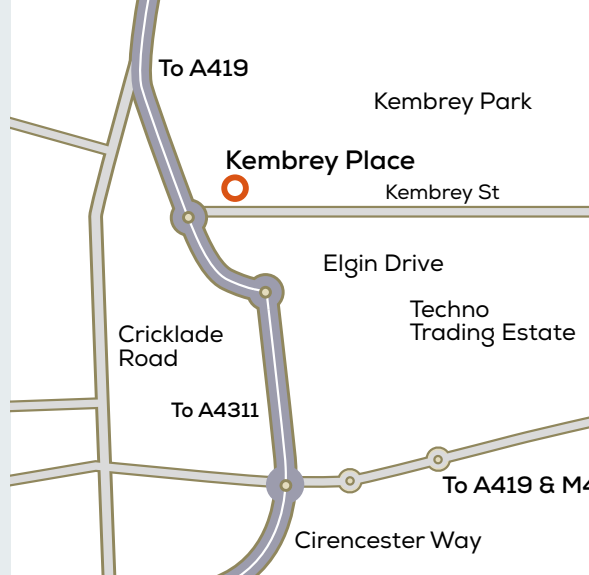
SUITABLE FOR TRADE COUNTER /  
LIGHT INDUSTRIAL / WAREHOUSE

## TERMS

The units are available on an occupational leasehold basis on terms to be agreed. For full details please contact the agents.



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## LOCATION

Swindon is a major commercial centre situated on the M4 Corridor with excellent road and rail access to major networks. Junctions 15 and 16 of the M4 are approximately 5 miles away whilst the A419 dual carriageway connects with the M5 to the north at Gloucester. The railway station is just 2 miles away where a regular service to London Paddington takes less than an hour. There is also a bus service from Kembrey Street direct to the town centre with a journey time of 10 minutes.

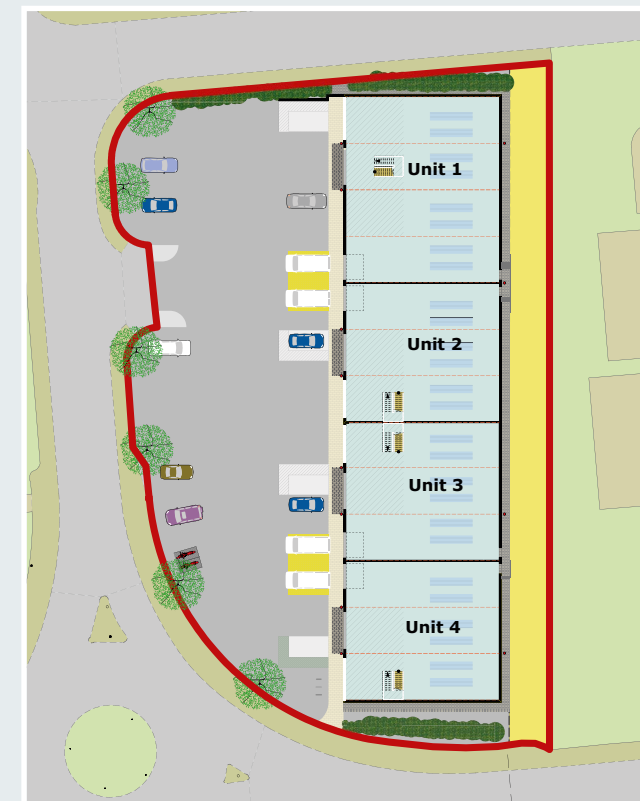
CLICK FOR

## CONTACT

For further information or to arrange a viewing please contact:

## ACCOMMODATION

Unit	Ground Floor	First Floor	Total
1	4,380 ft <sup>2</sup> (408m <sup>2</sup> )	1,320 ft <sup>2</sup> (123m <sup>2</sup> )	5,700 ft <sup>2</sup> (531 m <sup>2</sup> )
2	3,290 ft <sup>2</sup> (306m <sup>2</sup> )	880 ft <sup>2</sup> (82m <sup>2</sup> )	4,170 ft <sup>2</sup> (387 m <sup>2</sup> )
3	3,290 ft <sup>2</sup> (306m <sup>2</sup> )	880 ft <sup>2</sup> (82m <sup>2</sup> )	4,170 ft <sup>2</sup> (387 m <sup>2</sup> )
4	3,290 ft <sup>2</sup> (306m <sup>2</sup> )	880 ft <sup>2</sup> (82m <sup>2</sup> )	4,170 ft <sup>2</sup> (387 m <sup>2</sup> )



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**UNITS 1-4 KEMBREY PLACE, LARCH CLOSE, SWINDON SN2 8EF**

UNIT	FLOOR AREAS			ANNUAL RENT
	GROUND	FIRST	TOTAL	
	FT <sup>2</sup>	FT <sup>2</sup>	FT <sup>2</sup>	
Unit 1	4,380	1,320	5,700	<b>LET</b>
Unit 2	3,290	880	4,170	£49,500
Unit 3	3,290	880	4,170	<b>LET</b>
Unit 4	3,290	880	4,170	<b>LET</b>

- Prices are exclusive of VAT
- The schedule should be read in conjunction with the agents particulars
- Floor areas are on a gross internal basis
- Units can be combined to provide larger accommodation