

TO LET Unit 17
17 Aspen Close
Swindon
SN2 8AJ

**KEMBREY
TRADE CENTRE**

- 1 Cotswold Angling Ltd
- 2 Trade Counters Ltd
- 3 Trade Counters Ltd
- 4 London Technical Supplies Ltd
- 5 Swindon Auto Services
- 6 Kembrey Auto Repairs
- 7 TJS Homes Wiltshire
- 8 ATC Cleaning Services
- 9 Car Paint Warehouse Ltd
- 10 Exova (UK) Ltd
- 11 Exova (UK) Ltd
- 12 BJS Fireplaces Exclusive
- 14 BASCS Ltd
- 15 Marvel X
- 16 Twisters Play Ltd
- 17 One Vision Signs Ltd
- 18 Pippin Bakers Ltd
- 19 BASCS Ltd



MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

- Modern unit with small mezzanine in convenient location
- Total area approx. 1,610 sq ft
- Suitable for light industrial, warehouse, workshop or trade counter use (subject to planning)
- 3 Phase power supply, Parking to Front
- Loading and parking available directly adjacent to the unit



UNIT 17 , KEMBREY TRADE CENTRE, 17 ASPEN CLOSE, SWINDON, WILTSHIRE, SN2 8AJ

The property comprises a modern industrial unit of steel frame construction, finished with insulated metal profile cladding to the front and rear elevations. The unit is accessed via a full-height roller shutter up-and-over door, in addition to a separate pedestrian entrance, providing convenient and flexible access for occupiers.

Internally, the accommodation benefits from a three-phase power supply, a DDA-compliant WC and a steel-framed mezzanine, offering valuable additional storage space.

Externally, the unit enjoys allocated parking and loading directly to the front. Overall, this is a well-presented unit suited to a variety of commercial occupiers, and viewing is highly recommended.

Location

Kembrey Trade Centre is situated on Aspen Close within the established Kembrey Park commercial area of Swindon. The location is a well-recognised industrial and trade counter destination, accommodating a wide range of local and regional occupiers.

The estate benefits from good connectivity to Swindon town centre and the wider road network, with convenient access to Great Western Way (A4311) and onward links to the A419 and M4 motorway, providing direct routes to Bristol, Reading and London.

The surrounding area is characterised by a mix of industrial, warehouse and business park accommodation, making it a popular and well-supported commercial location.

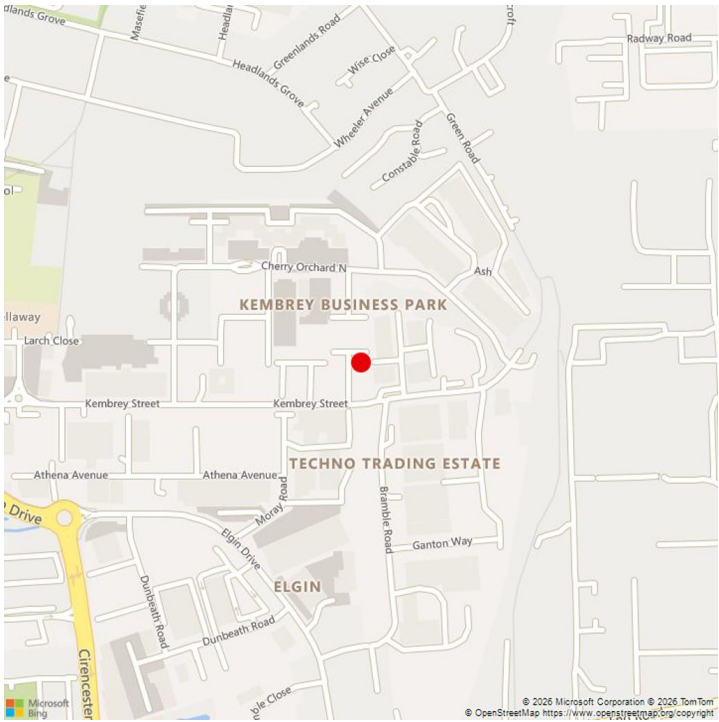
Accommodation

The accommodation comprises a modern, open-plan industrial unit incorporating a DDA-compliant WC and a steel-framed mezzanine, providing useful ancillary storage space. The layout offers flexibility for a range of occupational requirements.

TOTAL	1,610	149.57
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Legal Costs

Each party will be responsible for their own legal / professional fees.



Additional Information

Rent

£18,500 Per Annum

EPC

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Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd
For further information please contact:

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