TO LET

18 Aspen Close
Swindon
SN2 8AJ







LIGHT INDUSTRIAL / WAREHOUSE UNIT TO LET

- Approx. 1,610 sq ft (150 sq m)
- Located within the popular Kembrey Park industrial area
- Roller shutter loading door
- Three-phase power supply
- Forecourt loading and parking
- Suitable for warehouse, workshop, trade counter or storage uses (STP)

AZURE
PROPERTY CONSULTANTS

18 ASPEN CLOSE, SWINDON, WILTSHIRE, SN2 8AJ

Unit 18 comprises a modern light industrial / warehouse unit forming part of the established Kembrey Trade Centre, a popular trade and industrial estate within the Kembrey Park commercial area of Swindon.

The unit is of steel portal frame construction with insulated profile cladding and provides open plan warehouse accommodation suitable for a range of industrial, storage, workshop or trade counter uses (subject to planning).

Access to the unit is via a roller shutter loading door together with a separate pedestrian entrance. The accommodation benefits from three-phase power, WC facilities and loading access to the front, together with forecourt parking.

Kembrey Trade Centre is home to a number of established trade and industrial occupiers and provides a practical environment for small and medium sized businesses.

Location

Kembrey Trade Centre is located on Aspen Close within the established Kembrey Park commercial area, one of Swindon's principal industrial and business locations.

The estate benefits from excellent road connectivity, with convenient access to the A4311 Great Western Way, which links directly to Swindon town centre and the A419 dual carriageway. The A419 in turn provides access to Junction 15 of the M4 motorway, connecting Swindon with Bristol, Reading and the wider motorway network.

Kembrey Park is a well-established employment area and is home to a range of trade, industrial and office occupiers.

Accommodation

TOTAL	1,610 SQFT	149.57SQM

Tenure

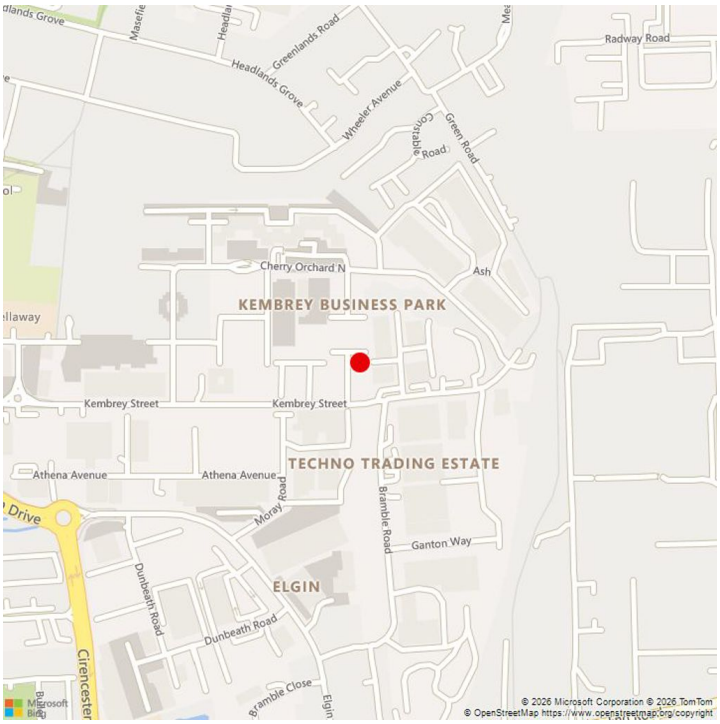
To let on new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

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

Tenure & Terms

The property is offered To Let by way of a new Full Repairing and Insuring (FRI) lease, subject to contract.



Additional Information

Rent

£18,500 Per Annum

Viewing

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

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