

Industrial

UNIT 10 - 11 | AVRO GATE

Broadmoor Road, Swindon, SN3 4AG

UNIT 10 - 11 | 4,158 SQ FT

Industrial Unit with Office

The unit is fit for a starter unit for any new business looking for storage with office facilities, 3 phase and 24-hour access to the car park for added convenience. Current customers at Avro Gate include Workman LLP, VW-Group Specialist Ltd and South West Fasteners Ltd which demonstrates the flexibility of space to suit a variety of needs, including light industrial, warehouse and retail/trade counter. Avro Gate is located in Upper Stratton, 3 miles north east of Swindon Town Centre. Bristol / 56 mi, Swindon / 4 mi, M4 / 6 mi.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Close to Transport
- Roller Shutter Door
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£42,500.00	£10.22
Rates	£14,875.00	£3.58
Maintenance Charge	£6,000.00	£1.44
Insurance	£831.60	£0.20
Total Cost	£64,206.60	£15.44

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Avro Gate is located in Upper Stratton, 3 miles north east of Swindon Town Centre.



Road
M4: 6 miles



Airport
Bristol: 56 miles Heathrow: 70 miles



Rail
Swindon: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (64)



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Key Contact



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For more info please visit: unit.info/UIP0300036

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