



commercial property consultants

## TO LET

UNIT 2, BERKELEY HOUSE, SOUTH MARSDEN PARK,  
SWINDON, SN3 4TG



**1,044 M<sup>2</sup> (11,224 FT<sup>2</sup>)**

**EXCELLENT ACCESS TO THE A419 & M4  
FLEXIBLE LEASE AGREEMENTS AVAILABLE  
GENEROUS YARD & LOADING AREAS**

**CONTACT RALPH WELLS 07957 739 858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

**SWINDON 01793 232658 GLOUCESTER 01452 348915**



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#### LOCATION

The property is located on the South Marsden Business Park on the north-western outskirts of Swindon. This strategic site is situated close to the A419 link between Swindon & Cirencester/Cheltenham/Gloucester and the Midlands and is within a short distance of Junction 15 of the M4 motorway.

#### DESCRIPTION

Berkeley House offers quality, flexible and affordable Industrial/Warehouse space with an abundance of on-site car parking. Berkeley House offers an extensive range of workshop and warehouse accommodation to suit your requirements, however large or small. All of the units on offer provide dry, bright and effective space.

#### ACCOMMODATION

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

**Total** **1,044 m<sup>2</sup> 11,224 ft<sup>2</sup>**

#### QUOTING RENT

£56,500 per annum, exclusive of business rates, building insurance, service charge payable quarterly in advance.

#### BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

#### EPC

An Energy Performance Certificate is available upon request.

#### LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

#### VIEWING

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

#### FOR FURTHER INFORMATION

Please contact:  
Ralph Wells  
T: 01793 232658/07957 739858  
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**INTERNAL PHOTOS**



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