



commercial property consultants

TO LET

UNIT 16 ROCKHAVEN PARK, KEMBREY STREET,
SWINDON, SN2 8YZ



**174 M² (1,875 FT²)
MODERN INDUSTRIAL/WAREHOUSE UNITS
BUSY LOCATION**

CONTACT RALPH WELLS

07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants

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.

Rockhaven Park is situated on the edge of Kembrey Park adjacent to the Kembrey Trade Centre. The immediate area is an established industrial location which includes high profile trade occupiers.

The Premier Inn & the Kembrey Inn are close by.

DESCRIPTION

SPECIFICATION

- Minimum eaves height: 5.1m
- Loading doors: 3m wide by 3.2m high
- Floor loading:
- Ground Floor - 20KN/sqm First Floor - 3.5KN/sqm
- WC and lighting
- 3 phase power, mains water and gas
- Allocated on-site parking
- Suitable for business/industrial or Warehouse use.

ACCOMMODATION

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

Ground Floor	116.13 m ² 1,250 ft ²
First Floor	58.06 m ² 625 ft ²
Total	174m² 1,875 ft²

LEASE

The property is available on new lease terms, at a rent of £14,000 per annum.

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 & FURTHER INFORMATION

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

Please contact:
Ralph Wells T: 01793 232658/07957 739858
ralph@wbmproperty.co.uk

CONTACT RALPH WELLS

07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants



CONTACT RALPH WELLS

07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452

348915