



commercial property consultants

TO LET/MAY SELL

UNIT T18, IO TRADE CENTRE, HOBLEY DRIVE,
SWINDON, SN3 4NS



336 M² (3,616 FT²)
MODERN TRADE COUNTER/WAREHOUSE UNIT
PARKING AND LOADING AREAS

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LOCATION

The IO Centre & Equity Trade Centre is situated approximately 1.5 miles to the north east of Swindon town centre. It is located less than 1 mile from the A419 dual carriageway, which provides excellent access to the M4 and M5 motorways.

Located in an established warehouse and trade centre location, other occupiers include Topps Tiles, Dulux Decorator Centre, Mr Clutch & Sally Hair & Beauty.

DESCRIPTION

The IO Trace Centre comprises 11 trade counter units arranged over two terraces. Unit T18 is a clear span steel portal frame construction, with full height profile steel cladding under a steel-clad roof incorporating translucent roof light panels. Access to the warehouse is via an up and over sectional loading door in the front elevation. In addition, there is also a separate glazed personnel entrance.

The warehouse area has 3 phase electrical power supply, warehouse lighting and WC facilities. The warehouse also benefits from a first floor mezzanine.

Externally, there is allocated parking and a loading area.

ACCOMMODATION

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

Ground Floor	194 m ²	2088 ff ²
First Floor mezzanine	142 m ²	1528 ff ²
Total	336 m²	3616 ff²

LEASE

The property is available by way of a new lease agreement for a term to be agreed

QUOTING TERMS

£28,995 per annum.

All quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

BUSINESS RATES

The current Rating List (2017) shows the unit as having a Rateable Value of £24,500.

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 agent.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been produced and is available for inspection.

FOR FURTHER INFORMATION

Please contact:
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IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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