

# TO LET

Industrial/warehouse  
units from  
3,119 – 24,562 sq.ft.  
(290 – 2,282 sq.m.)



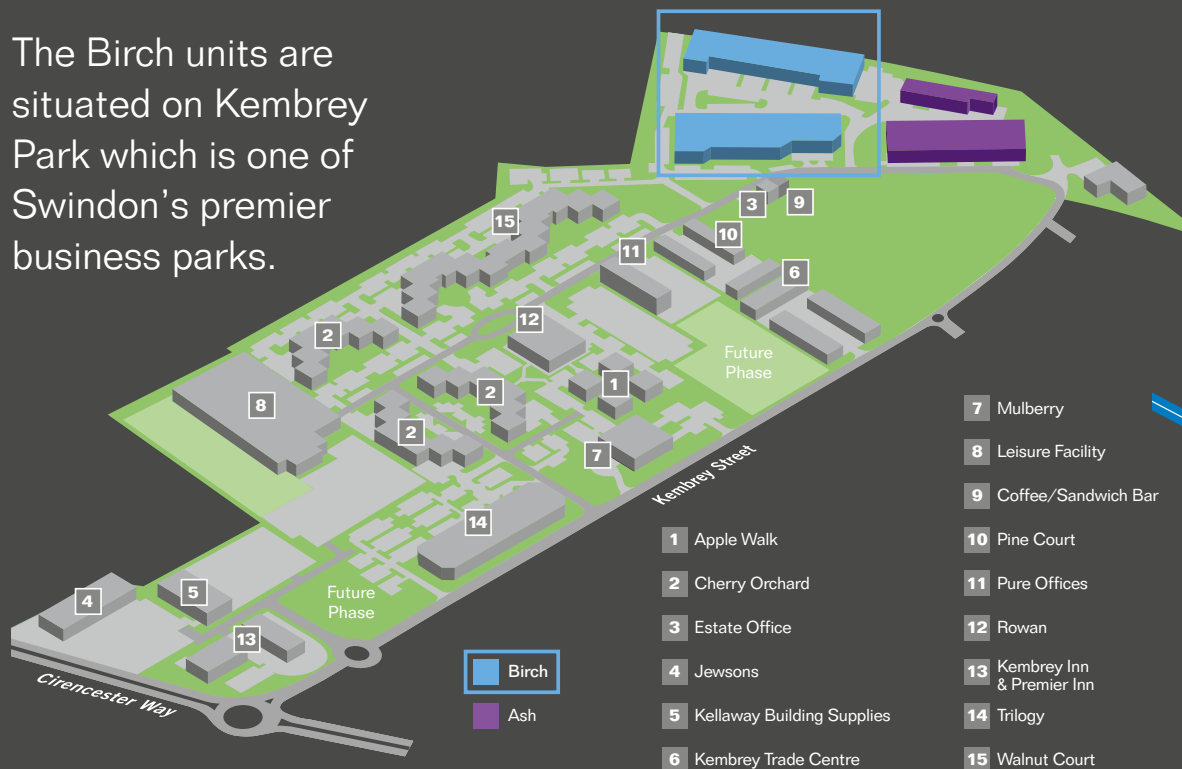
- Internal eaves height 6.25 m
- Floor loading 25 KN per sq.m.
- High quality office accommodation
- Dedicated loading/parking areas
- Self contained units
- 3 phase electricity
- Overhead heating
- 3.66 metre loading doors
- Dedicated car parking

## Birch

Birch Industrial Estate  
Kembrey Park  
Swindon SN2 8UN



The Birch units are situated on Kembrey Park which is one of Swindon's premier business parks.



### Location

The Birch Industrial Estate is situated on Kembrey Park, adjacent to the Elgin Industrial Estate just off the Great Western Way dual carriageway. It is very popular with a wide range of small, medium and large businesses who are able to take advantage of its strong location just 2 miles north of the town centre and close to the other main industrial areas of the town.

### Description

All of the units are of modern steel frame construction with the benefit of loading doors, 3 phase electricity supply, heating, lighting and WC/Amenity block. As such they are ready for immediate occupation and with a wide range of unit sizes there will be a unit to suit every occupier's needs. The units also benefit from existing good quality first floor offices.

### Services

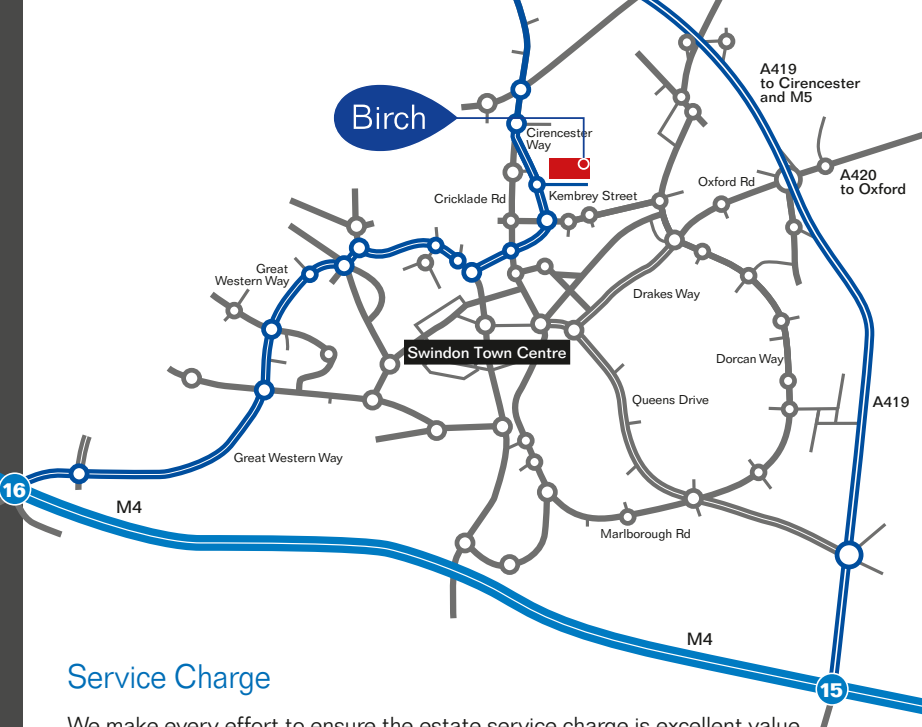
We understand that all mains services are connected to the property. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and conditions of such items.

### Terms

All of the units are available on new flexible leases with a particular emphasis on tailoring the terms to meet individual occupier's needs.

### Business Rates

Occupiers will be responsible for the payment of Business Rates. Further information is available on request.



### Service Charge

We make every effort to ensure the estate service charge is excellent value for money for all our occupiers. This is why our service charge includes many amenities that businesses would have to pay for themselves on other sites.

These include:

- Pest Control
- Roof Repairs
- 24-hour CCTV and on-site security
- Tenant Signage
- Window Cleaning
- Internal Maintenance
- Refuse Collection

### Legal Costs

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

### Viewing Arrangements/Further Information

For further information or to arrange a viewing please contact:

**alder king**  
 PROPERTY CONSULTANTS  
 01793 615477  
 www.alderking.com

**loveday**  
 01793 423344  
 loveday.uk.com

James Gregory  
 jgregory@alderking.com

Alastair Andrews  
 alastair@loveday.uk.com

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. AK/L/Hollister 2018 12/16