



TO LET

14

Unit 14 Avro Gate

South Marston Park, Swindon SN3 4AG

Modern Industrial/Warehouse Unit – 2,268 sq ft (210.70 sq m)

Location

Avro Gate is located within the South Marston Park employment area to the east of Swindon. The Estate is one of the most established industrial/logistic parks in the area and is home to a variety of large logistics occupiers including Amazon, Iceland, Aldi, Pentel and Marks & Spencer. There are also a number of smaller units including Avro Gate which comprises 21 units.

The park is located within 1 mile of the A419 providing easy access to Junction 15 of the M4 approximately 5 miles to the south and Cirencester, Gloucester and the M5 to the north.

Swindon town centre is approximately 3 miles to the west.

M4 – J15



5 miles southeast

A419



1 mile southeast

Swindon



3 miles



Accommodation

Description

Avro Gate is a modern development of 21 commercial units set within three terraces of buildings. The units are of a clear span steel frame construction with profile clad and glazed elevations.

Unit 14 benefits from a warehouse area offering 6.5m (21') minimum height to eaves and a three phase electricity supply. There is quality office and amenity accommodation with suspended ceilings, recessed LED lighting and new carpets.

Access is via an electrically operated sectional up and over door a separate pedestrian door.

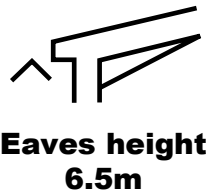
Car Parking

Externally there are 4 allocated car parking spaces in addition to the loading apron.

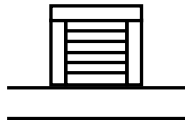
Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor	2,268	210.70
TOTAL	2,268	210.70



**Level loading
door**



**Onsite
parking**



**Suspended
ceilings**



**LED
lighting**



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

The unit benefits from Class E (commercial, business & service), B2 (general industrial) and B8 (warehousing and distribution) uses under the Use Classes Order. Any occupier should make their own enquiries to the Planning Department of Swindon Borough Council - tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The Valuation Office Agency website lists the property as “Warehouse and Premises” with a Rateable Value of £16,000. Interested parties should make their own enquiries to Swindon Borough Council Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is E (116) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £24,700 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

12 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/99249

Date: September 2024

Subject to Contract



James Gregory

01793 428106

07917 188006

jgregory@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS



