

## TO LET - INDUSTRIAL

### Unit G7 & G8, Europa

Radway Road, Stratton St Margaret, Swindon, SN3 4ND



#### KEY HIGHLIGHTS

- Refurbished warehouse unit
- Minimum internal eaves height G7 6.63m and G8 4.5m
- Managed environment
- 24 hour security with CCTV
- Flexible lease terms
- Competitive rents
- 20,022 sq ft (1,860.10 sq m)

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## Location

Europa Park is established as one of Swindon's key distribution and manufacturing factory locations. The Park is well located for the A419 dual carriageway and Junction 15 of the M4 motorway.



## Description

Europa Park forms a managed secure logistics environment. Occupiers benefit from 24 hour security with CCTV and the owners manage the estate and maintain the external building structures.

Unit G7 & G8 form an end of terrace unit constructed of a clear span portal frame. The unit has undergone substantial refurbishment to include a new metal insulated clad roof. Minimal internal eaves height for G7 is 6.63m and G8 is 4.5m. The unit provides a total area of 20,022 sq ft (1,860.10 sq m).

Internally the unit has an electric roller vehicle shutter door. Externally there is allocated parking and service forecourt.

## Lease Terms

A new full repairing and insuring lease for a term to be agreed.

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## Rent

£5.25 per sq ft.

## Service Charge

Please contact the Agents for further information.

## VAT

Rent exclusive of VAT (if applied).

## Energy Performance Certificate

A (19).

## Rateable Value

Please contact the Agents for further information.

## Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations, once terms have been agreed.

## Legal Costs

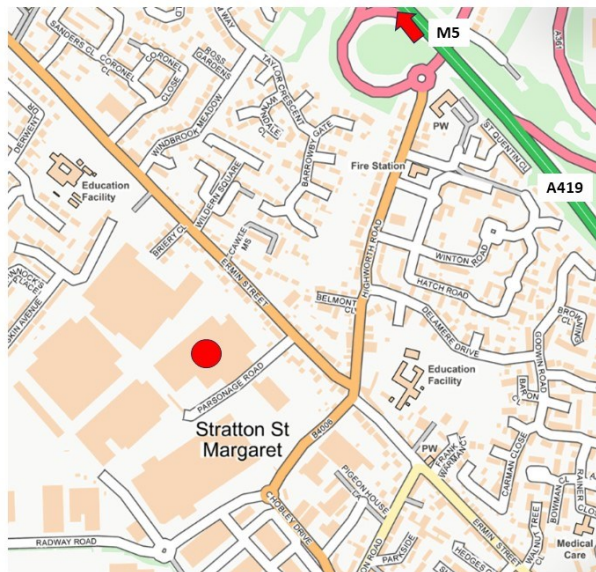
Each party is to be responsible for their own legal costs.

## Viewing

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

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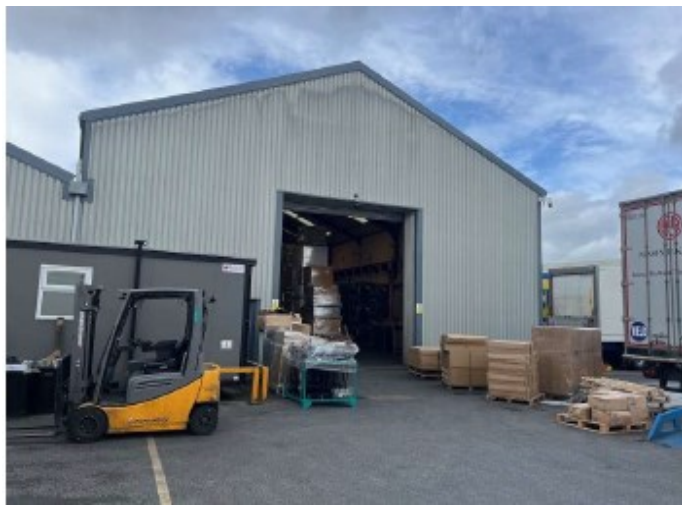
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**Viewing strictly by appointment only**

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