



SITUATION

Forming part of a well established Industrial Estate, amongst such occupiers as **Potters & Sons, UK Leisure Wear and Brake Brothers**, located 2 miles west of Swindon Town Centre with dual carriageway access from the A3102 Great Western Way, only 2 miles north of the M6 (J16) and 40 miles east of Bristol.

PROPERTY

An attractive modern **Factory Unit with two storey front Office section**, occupying a **Site Area of approximately 0.602 acres** with parking to the front and loading to the side.

ACCOMMODATION (Areas taken from VOA website)

Ground Floor
Factory/Office

First Floor
Office

Total GIA Approx 9,150 sq ft

VAT is payable in respect of this Lot

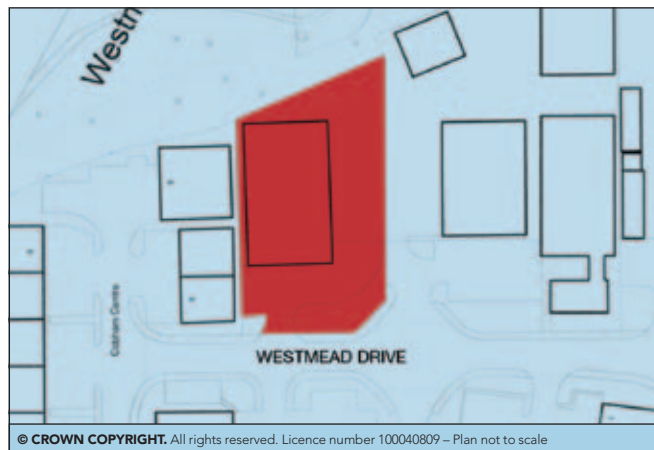
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Data Pattern & Casting Ltd (see Note)** for a term of 125 years from 1st February 1988 at a current rent of **£8,200 per annum** exclusive.

Rent Reviews 2018 based on Land Value and 5 yearly

Note: The property has been sub-let to Travis Perkin at £45,000 p.a.



£8,200 per annum

The Surveyors dealing with this property are **JOHN BARNETT and JONATHAN ROSS**

VENDOR'S SOLICITORS
DKLM LLP – Tel: 020 7549 7888
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts