



Gemini House, Hargreaves Road, Swindon, SN25 5AZ

Gemini House is located on Groundwell Industrial Estate in Swindon , a prominent business destination.

Tenure	To Let
Available Size	4,843 to 12,963 sq ft / 449.93 to 1,204.30 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- > Eaves Height 6m
- > 2 Loading doors
- > Plentiful car parking
- > Comfort cooling

Description

Units 2 & 3 are available as a whole or by combination. Unit 2 is a warehouse/workshop with 100% mezzanine floor, the underside of which has a suspended ceiling with lighting and comfort cooling. Unit 3 offers full height warehousing to the majority of the unit with some mezzanine floor. Both Units 2 and 3 have electrically operated up and over loading doors and each has 3 phase electricity.

Location

Gemini House is located on Groundwell Industrial Estate in Swindon, a prominent business destination. Occupants of the estate include Howard Tenens, Europcar, Scotts, Shaker Kitchens, Glasses Direct and Hacklings Transport. The multi-occupied offices are just a short walk from a Co-op local supermarket and is opposite the estate café. Further retail and leisure facilities are close by with Aldi, two pubs and a David Lloyd Healthclub at Gateway North, as well as the Orbital Shopping Centre on Thamesdown Drive approximately 5 minutes away. Gemini House is only a short distance from the A419, offering quick access to the M4 and Cirencester. Swindon town centre is around 3 miles south of Gemini House, with Swindon train station offering regular high speed train services to London and Bristol.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent
Unit - 3	4,843	£2,623 per month

Car parking

There is plentiful free parking for occupiers of the building. In addition, there are nearby bus connections to Swindon town centre.

Business Rates

Any incoming tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

Lease/Tenure/Terms

The premises are available on a new full repairing lease(s) for terms to be agreed.

Legal

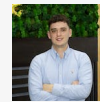
Each party is to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.



Viewing & Further Information



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