

Unit 24 Equity Trade Centre, Hobley Drive, Swindon, Wiltshire SN3 4NS

*GUIDE PRICE: £380,000+ (plus fees)



Health Spa Facility in an established industrial business park.
This is a substantial clear span portal frame industrial unit, of 6,070 sq ft / 564 sqm, which has been converted into a high quality health spa. The current configuration offers a number of treatment rooms, exercise studios and changing rooms as well as reception area and offices. The property is suitable for a variety of different uses including office or revision to industrial use (subject to planning). The property is considerably bigger most of the other units in the immediate vicinity and could easily be subdivided into small letting units, subject to consents.

Description:
Hobley Drive is situated to the North East of Swindon town centre with quick access to the M4 and M5. It is a busy arterial route with a range of national business and trade occupiers including Aldi, Halfords Autocentres, Home Bargains, Topps Tiles, Mr Clutch and Subway.

- Clear span portal frame industrial unit
 - High quality health spa and treatment facilities
 - 9 allocated parking spaces • Service yard
 - May be converted back to warehouse or office use subject to PP
 - Total 6,070 sq ft (564 sqm)
 - 7 treatment rooms • Kitchen/staff room • Locker rooms
 - Disabled toilets • Laundry area
- Viewings:** By appointment with Auction House Bristol & West, please call us on 0117 946 49 49 to arrange a viewing.

Tenure: Freehold
Local Authority: Wiltshire Council
Solicitors: DKLM Solicitors, City House, 3 Cranwood Street, London, EC1V 9PE. Tel: +44 20 7549 7876. Ref: Mohi Uddin.
Energy Performance Certificate (EPC): Current Rating E
Partner Agent: BTC Group, 164 - 166 Bowes Road, New Southgate, London, N11 2JG. Tel: 020 8889 5161



Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.