/INDURENT

Industrial

UNIT 1 | GROUNDWELL INDUSTRIAL ESTATE

Compton Road, Swindon, SN25 5AW



UNIT 1 | 20,152 SQ FT

Unit 1 comprises 20,152 sq ft of high quality industrial accommodation

Unit 1 comprises 20,152 sq ft of high quality industrial accommodation, arranged to provide efficient warehouse space with two storey integral offices. The unit benefits from steel portal frame construction, a minimum 6 m eaves height, and secure yard and parking provision, making it suitable for a wide range of industrial, logistics or distribution uses. The estate's recent refurbishment delivers modern specification, including PV panels, EV charging infrastructure, and a target EPC rating of A, supported by a generous 420 KVA power supply.
Situated approximately 3 miles north of Swindon town centre and 6 miles from Junction 15 of the M4, Unit 1 enjoys excellent accessibility via the A419 dual carriageway, providing strong connectivity across the South West and national motorway network.

Lease Type	New



Unit Summary

- Steel Portal Frame
- Solar panels
- Office Accommodation
- EV Car charging
- Secure yard
- EPC A

	Per Annum	Per Sq Ft
Rent	£198,000.00	£9.83
Rates	£56,832.00	£2.82
Service Charge	£7,889.38	£0.39
Insurance	£4,030.40	£0.20
Total Cost	£258,862.40	£12.85

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100207

+44(0) 808 169 7554

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Location

Situated adjacent to the A419, Groundwell Industrial Estate is just 6 miles from Junction 15 of the M4, offering direct routes to Swindon, Reading, and Bristol.

Road
M4: 6 miles

Airport
Bristol Airport: 48 miles

Rail
Swindon Station: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (44)

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Key Contact



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