Whitmarsh Lockhart

TO LET

Turnpike Road, Blunsdon

Swindon, SN26 7EA

TO LET - SECURE STORAGE YARD WITH PLANNING CONSENT FOR A 250 UNIT SELF-STORAGE OPERATION

1 Acres

(0.40 Hectares)

- SECURITY FENCE AND GATES
- SITE SERVICES
- PRINCIPALLY CONCRETE SURFACE
- PLANNING CONSENT FOR A 250 UNIT SELF-STORAGE OPERATION
- NEW LEASE AGREEMENT
- WELL LOCATED FOR THE A419 AND SWINDON

RICS Regulated by RICS

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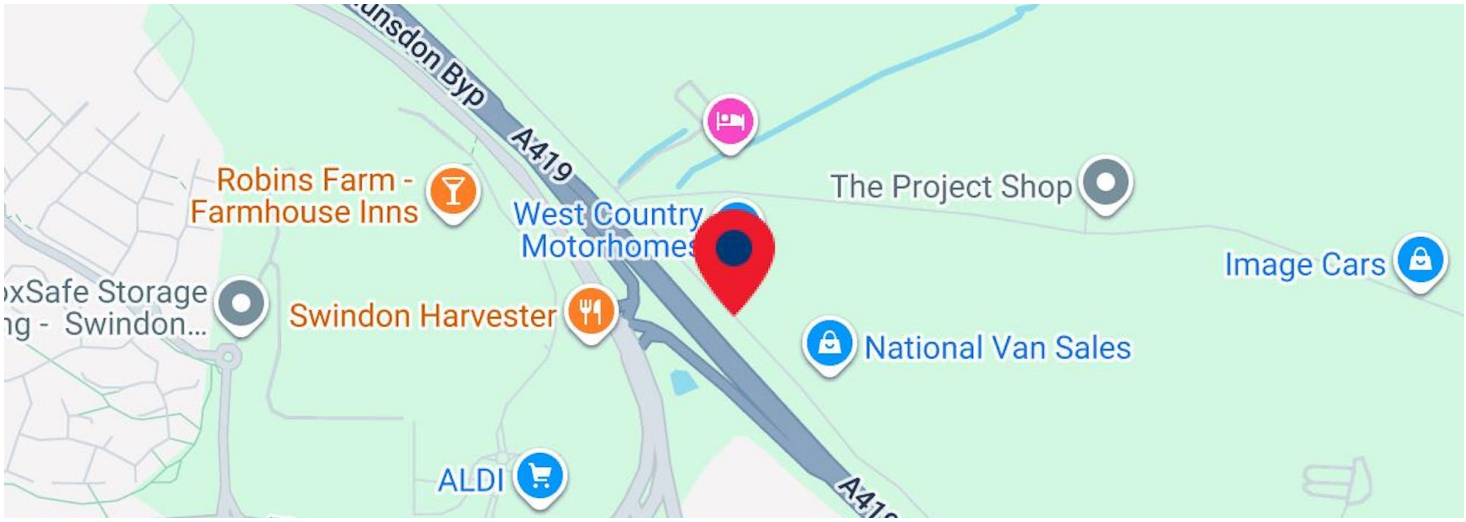

Summary

Available Size	1 Acres / 0.40 Hectares
Rent	£110,000 per annum
Business Rates	Contact the agents for further information.
EPC	EPC exempt - No building present

Location

Blunsdon is situated adjoining North Swindon, approximately 5 miles from Junction 15 of the M4 motorway.

Turnpike Road has direct access to the A419 dual carriageway junction to North Swindon. Please see the attached plan.

The yard area is directly accessed off Turnpike Road.

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Description

The storage yard comprises a level site with a substantial security fence and gates.

The majority of the site has a concrete surface and benefits from an electrical and water supply, as well as a cesspool drainage tank.

The site is also monitored by CCTV cameras, from the adjoining property.

Planning Consent

The site has a planning consent for a 250 unit two storey self -storage operation. Please the attached plan. A copy of the planning consent is available from the agents.

Terms

The units will be let on a standard estate lease, on internal repairing and insuring terms. All rents quoted are exclusive of service charge, building insurance, utilities and VAT, payable quarterly in advance.

Viewings

Strictly by prior appointment through the sole agents.

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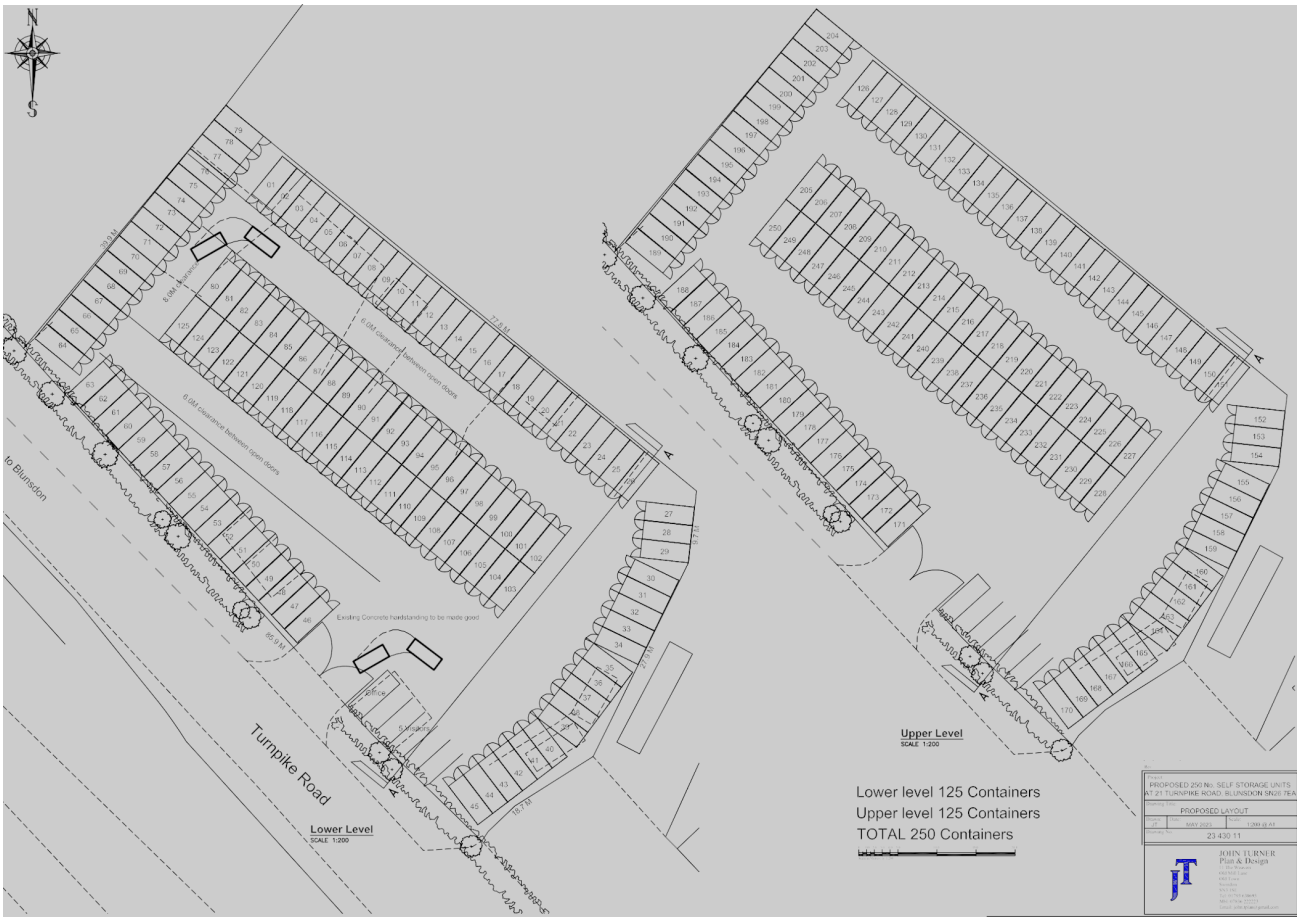
N
S
Turnpike Road
to Blunsdon
Lower Level
SCALE 1:200
Upper Level
SCALE 1:200
Lower level 125 Containers
Upper level 125 Containers
TOTAL 250 Containers
PROPOSED LAYOUT
23 430 11
JOHN TURNER
Plan & Design