Whitmarsh Lockhart

TO LET / FOR SALE



Unit 4 Pagoda, Westmead Drive, Westmead Industrial Estate

Swindon, SN5 7UN

MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT

23,687 sq ft
(2,200.59 sq m)

- MODERN DETACHED FACILITY
- HIGH QUALITY FITTED OFFICE ADMINISTRATION AREAS
- TWO SURFACE LEVEL LOADING DOORS
- LARGE REAR SERVICE YARD
- NEW LEASE AGREEMENT
- 6.65M CLEAR INTERNAL HEIGHT

RICS Regulated by RICS

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Summary

Available Size	23,687 sq ft / 2,200.59 sq m
Rent	£213,500 per annum plus VAT
Price	£3,500,000 plus VAT
Rateable Value	£126,000
Rates Payable	£64,512 per annum
EPC	D (79)

Location

Swindon is well located on the M4 motorway, 40 miles east of Bristol and 80 miles west of London. The town is served by both junctions 15 and 16.

Westmead Industrial Estate forms one of the principal employment areas in Swindon and has excellent road communications via the Great Western Way A3102. Junction 16 of the M4 is 3 miles to the west.

Access to Pagoda is gained via Westmead Drive, the principal estate road.

///what3words

https://what3words.com/barks.stow.manliness

Description

Unit 4 comprises a modern detached light industrial/warehouse unit constructed of a clear span portal frame. Internally the unit benefits from a reception and two storey office administration area to the front incorporating WCs and canteen facilities. The warehouse area has a clear internal eaves height of 6.65m to the underside of the frame or 8m to the underside of the roof.

Vehicle access is gained via two surface level loading doors . To the front of the unit is a large car parking area, to the rear is a large service yard and additional parking area. The unit benefits from LED lighting in part and roof lights.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/Light Industrial	18,395	1,708.95
Ground - Office, Admin, Reception	2,842	264.03
1st - Office/Admin	2,450	227.61
Total	**23,687**	**2,200.59**

Tenure

A new full repairing and insuring lease is available. Alternatively, the property is available freehold with vacant possession.

Anti-Money Laundering Regulations

A prospective tenant or purchaser will be required to provide information to satisfy these regulations.

Viewings

Viewing and further information is strictly by prior appointment through the agents.



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