Whitmarsh Lockhart

TO LET



Unit 1D Headlands Trading Estate

Swindon, SN2 7JQ

FULLY REFURBISHED LIGHT INDUSTRIAL/WAREHOUSE UNITS WITH ADJACENT STORAGE YARD, AVAILABLE SPRING 2025

4,520 sq ft

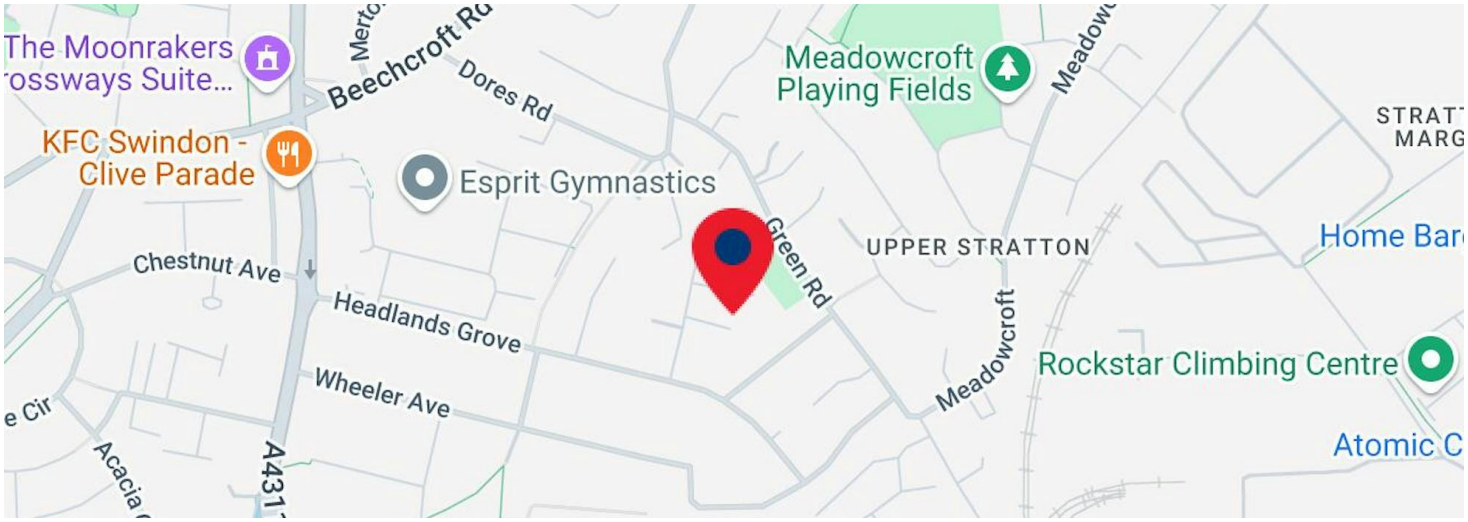
(419.92 sq m)

- FULLY REFURBISHED UNITS
- THREE PHASE POWER SUPPLY
- LED WAREHOUSE LIGHTING
- 5.2M MINIMUM EAVES HEIGHT
- ALLOCATED CAR PARKING
- STORAGE YARD CIRCA 6,800 SQ FT

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Unit 1D Headlands Trading Estate

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Summary

Available Size	4,520 sq ft / 419.92 sq m
Rent	£42,000 per annum
Business Rates	N/A
EPC	Upon enquiry

Location

Swindon is positioned on the M4 motorway between Junctions 15 and 16, approximately 80 miles west of London and 45 miles east of Bristol.

Headlands Trading Estate is located in North East Swindon, the town centre is approximately 2 miles to the south and Junction 15 of the M4 motorway is approximately 6 miles away.

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Description

Unit 1D Headlands forms part of a development of 18 similar light industrial units. The units are of steel portal frame construction, with elevations of mixed brick, profile metal sheet cladding and glazing. The unit benefits from a new insulated profile metal sheet roof.

At ground floor there are WC facilities, subject to the necessary consents, office accommodation could be incorporated by an occupier is required. The warehouse is accessed via a steel roller shutter loading door in the front elevation.

Internally the warehouse has a minimum clear eaves height of 5.2m and benefits from a three-phase electrical power supply and LED warehouse lighting.

Externally there is allocated car parking and loading to the front of the property and an adjacent circa 6,800 sq ft storage yard to the side.

Units 1C & 1D could be combined to offer a unit of 10,395 ft^2, plus yard areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,520	419.92
Outdoor - Yard	6,800	631.74
Total	**11,320**	**1,051.66**

Agents Note

All measurements are approximate and all images are indicative.

Terms

A new internal repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

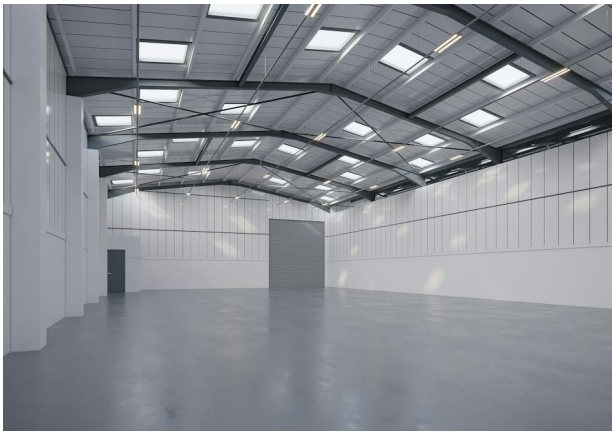
Viewings

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



Chris Brooks MRICS
07733 114566
chris@whitmarshlockhart.com

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