



Unit 2 Drakes Meadow Trade Park, Drakes Way

Swindon, SN3 3LL

PROMINENT TRADE COUNTER UNIT

2,000 to 5,000 sq ft
(185.81 to 464.52 sq m)

- PROMINENT ROADSIDE LOCATION FRONTING DRAKES WAY (A4312)
- DETACHED BUILDING
- AVAILABLE FROM 2,000 FT² UPWARDS
- CLOSE TO GREENBRIDGE RETAIL PARK, ALLEN FORD AND BIG YELLOW SELF-STORAGE

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Summary

Available Size	2,000 to 5,000 sq ft / 185.81 to 464.52 sq m
Rent	£15 per sq ft
Business Rates	To be assessed
EPC	Upon enquiry

Location

Drakes Meadow Trade Park holds a prominent location directly fronting Drakes Way (A4312).

Drakes Way is one of the principal access routes to and from the town centre. the Greenbridge Retail Park is located 0.5 miles to the east, which provides one of the principal out-of-town retail shopping locations within Swindon. Other occupiers close by include Big Yellow, Allen Ford and Mercedes-Benz of Swindon.

Unit 2 is accessed via Penny Lane, with traffic lights to Drakes Way.

///what3words

///exact.score.grapes

Description

Unit 2 comprises a detached clear span portal frame building with 6m clear haunch height. The Unit provides the option to be divided into two units of 2,500 ft² each, if required.

Externally, there is a large parking and service yard area.

Terms

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

Viewings

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



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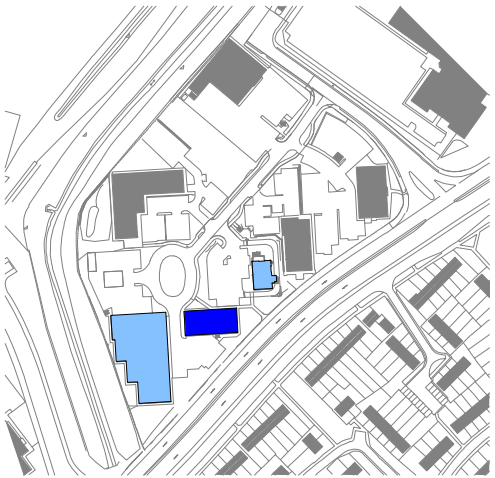
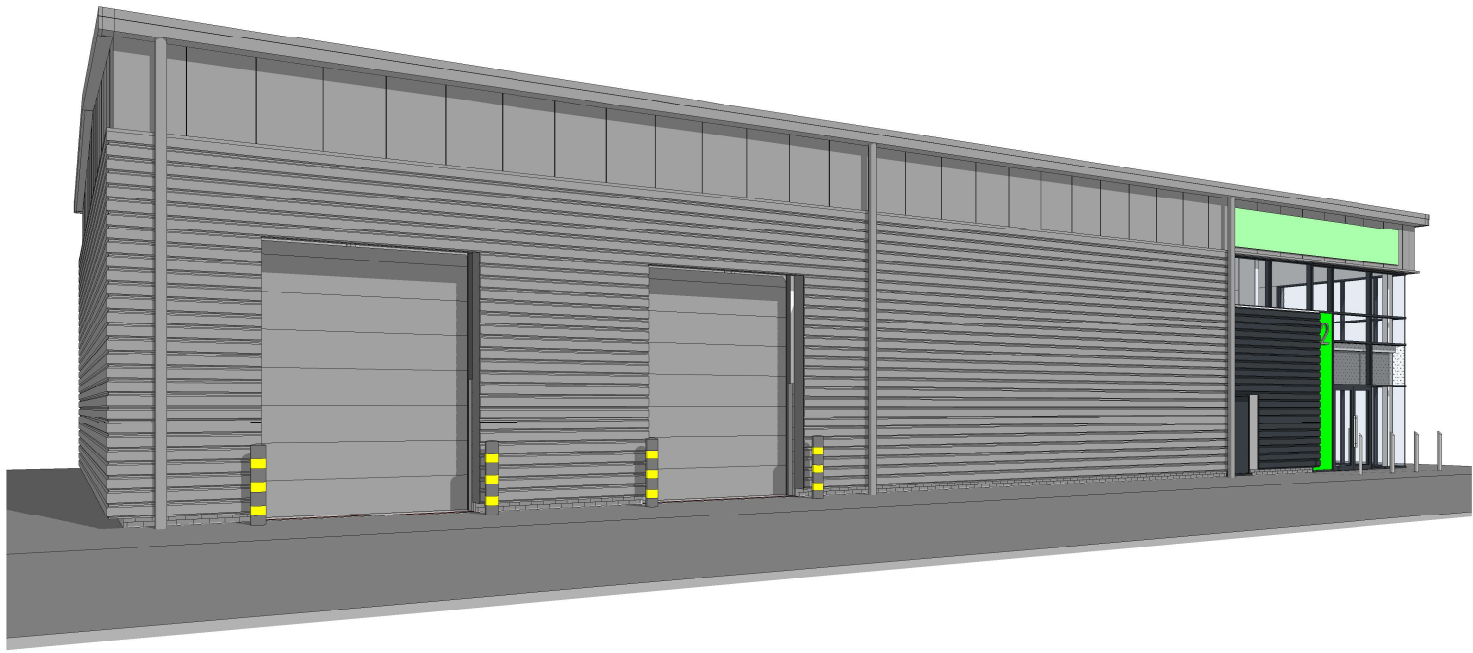
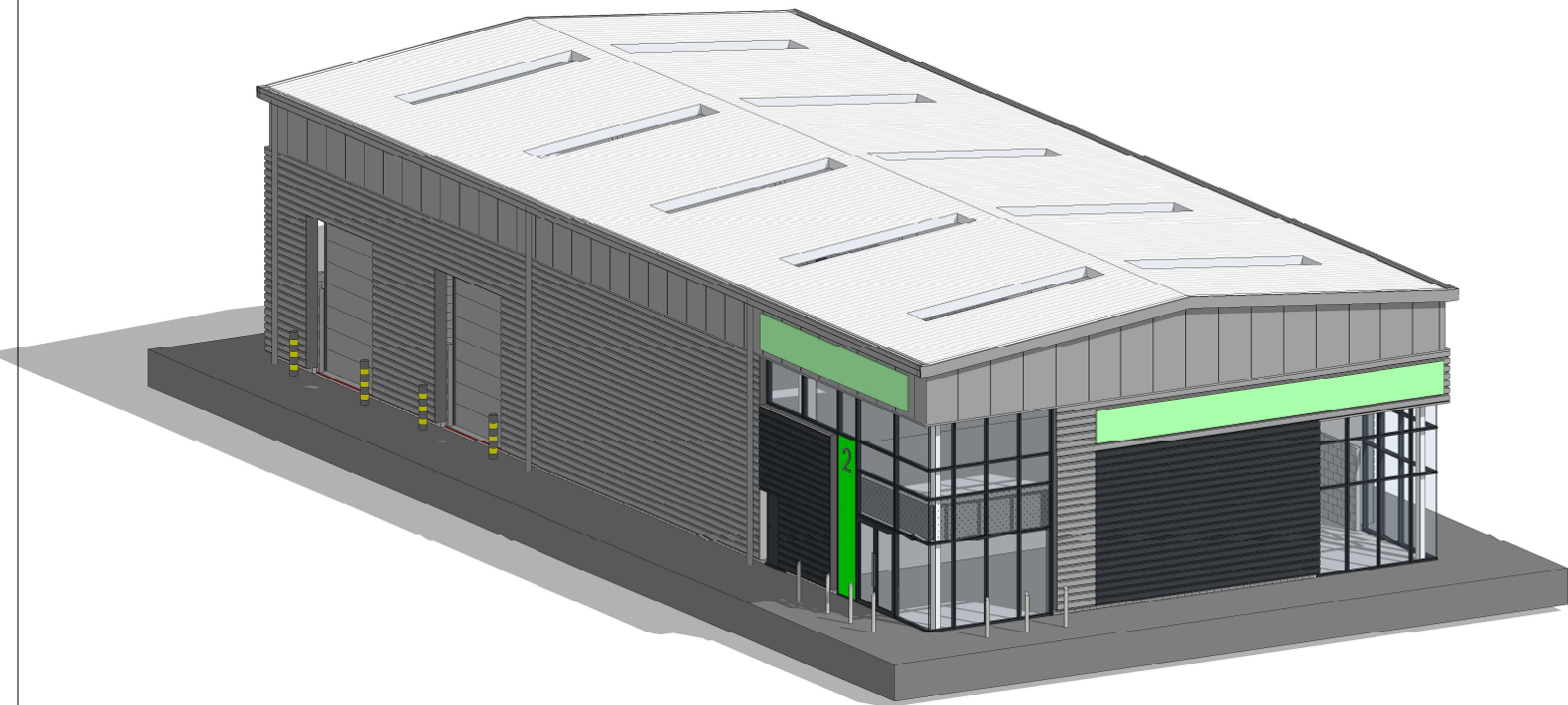


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Note: Photovoltaic Panels not illustrated on 3D views for clarity



Key Plan
1 : 2500

UNIT 2

E	12.04.23	Updated	NBB	JMR
D	24.05.23	Updated	NBB	JMR
C	01.08.22	Unit Numbering Updated	GG	NBB
B	18.07.22	Block B reduced to 1 unit, plans, elevations updated to suit revision	CS	JMR
A	04.01.22	Updated in line with comments	NBB	JMR
Rev	Date	Description	Rev By	Chk'd By

Drawing Title	Unit 2 3D Views		
Job-Dwg No	14246 - (P)134	Rev	E

☒ Wakefield, WF1 3QA
t. 01924 291800

☐ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2388555

☐ The Old Rectory, 79 High Street,
Newport Pagnall, MK16 8AB
t. 01908 211577

☐ 101 London Road,
Reading, RG1 5BY
t. 0118 9507700

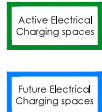
☐ 10 Gees Court, St Christophers Place,
London, W1U 1JJ
t. 0207 4091215

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Project Title	PROPOSED DEVELOPMENT		
	Drakes Business Park Drakes Meadow Swindon		
Client	Barkby Real Estate Developments Ltd		
Status	PLANNING		
Scale	1:2500	Drawing Size	A2
Drawn By	NBB	Checked By	JMR
		Date	10.2021

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Shoreline 166	Proposed Detailed Site Plan		
Case/Map No.	14246 - (P) 112	Rev.	
☐ 2 S. Johns North, Westgate, Unit 20A, S. 10150, 99-0605 ☐ Carson Warehouse, 77 Ridge Street, Manchester, NH 03055, S. 01-238-6555 ☐ The Old Pharmacy, 20 High Street, Manchester, New Hampshire, S. 01-238-1577 ☐ 1011 London Road, Reading, MA 01061, S. 01-853-7700 ☐ 10 Green Court, 31 Chickadee Lane, Shelton, NH 03077, S. 603-887-1122			

