Whitmarsh Lockhart

TO LET



Storage & Manufacturing Yard, Faraday Rd, Dorcan Ind Estate

Swindon, SN3 5JY

RECYCLING FACILITY/STORAGE YARD

1.16 Acres
(0.47 Hectares)

- SECURE SITE
- EASY ACCESS TO A419 AND JUNCTION 15 OF THE M4
- NEW LEASE AGREEMENT
- HARD SURFACED
- AGGREGATE STORAGE BAYS
- FULLY SERVICED

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Swindon, SN3 5JY



Summary

Available Size	1.16 Acres / 0.47 Hectares
Rent	£90,000 per annum exclusive plus VAT
Business Rates	N/A
EPC	EPC exempt - No building present

Location

Swindon is well located on the M4 motorway and serviced by both junctions 15 and 16. Dorcan is one of the principal employment areas located 3 miles south east of the town adjoining the A419 dual carriageway. Junction 15 of the M4 is 3 miles to the south. The property has an access from Faraday Road the principal estate road on Dorcan Industrial Estate.

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https://w3w.co/friend.earpiece.joints

Description

The property comprises a secure storage/recycling yard with a private access road to Faraday Road.

The site is fitted with a security fence and gates. The yard is a level site largely surfaced in concrete.

The site benefits from having a 3 Phase electrical power supply connected, water and drainage.

There are a quantity of existing "shunt" blocks and storage compounds on site which are available by separate negotiation.

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge (if applicable), building insurance and VAT. Please note, these will be paid in addition to the rent by the tenant.

Planning Consent

The site has an existing planning consent for the erection of a plant for the manufacturer of asphalt as part of an existing tarmac recycling depot. Full details of the planning application are available on request.

Viewings

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



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