Whitmarsh Lockhart

TO LET



Unit 4 The Smelting Yard, Station Road

Shrivenham, SN6 8JL

NEW DETACHED WAREHOUSE/INDUSTRIAL UNIT

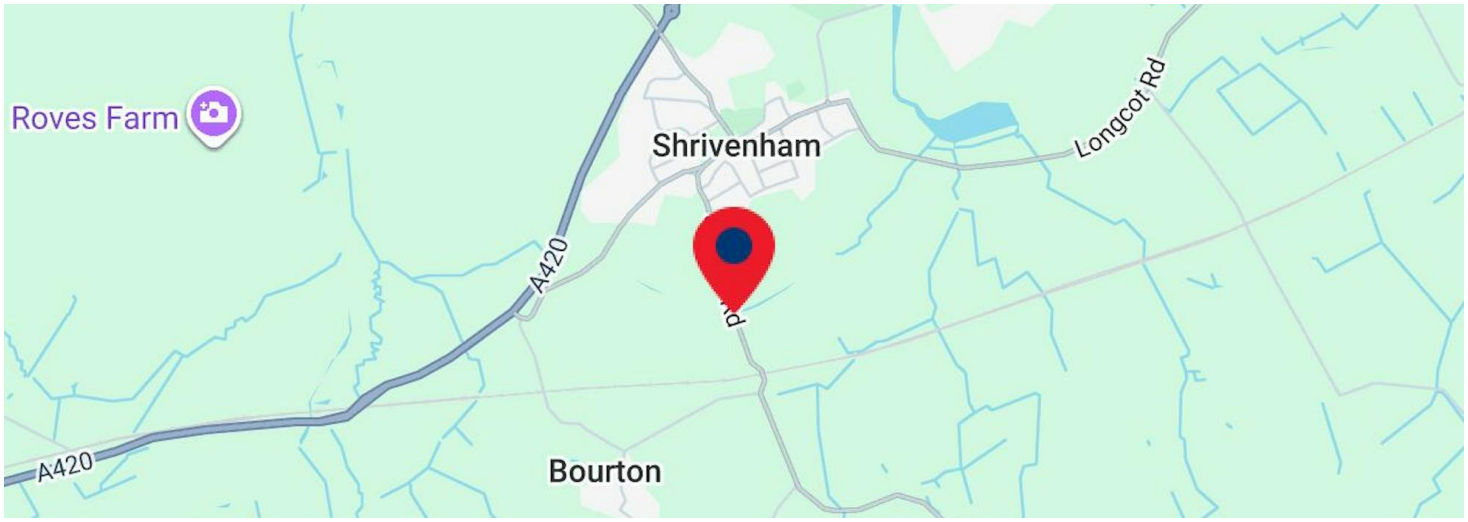
3,585 to 10,756 sq ft

(333.06 to 999.27 sq m)

- DETACHED FACILITY
- SELF CONTAINED SECURE SITE
- AVAILABLE AS A WHOLE OR 2 SEPERATE UNITS
- FITTED OFFICE AREAS AVAILABLE BY NEGOTIATION
- LARGE PARKING & SERVICE YARD AREAS
- WELL LOCATED ADJOINING THE B4000

Unit 4 The Smelting Yard, Station Road

Shrivenham, SN6 8JL



Summary

Available Size	3,585 to 10,756 sq ft / 333.06 to 999.27 sq m
Rent	£10 per sq ft
Business Rates	To be assessed
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Shrivenham is well located adjoining the A420, approximately 7.4 east of Swindon town centre. Junction 15 of the M4 motorway is approximately 8.2 miles.

Unit 2 The Smelting Yard is situated approximately 0.5 mile south of Shrivenham on Station Road. The site holds a prominent location alongside the B4000.

///what3words

https://w3w.co/wonderful.apprehend.january

Description

The unit comprises a new clear span portal frame warehouse/industrial unit. Commercial vehicle access is gained via two up and over loading doors.

Internally, the warehouse areas have a minimum eaves height of 7m. The unit is provided with WC and a 3 phase power supply.

Please note, the unit can be split into two separate units providing a building from 3585 sq ft.

Outside there are large parking and service yard areas.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Unit 4A - Industrial Warehouse Unit	3,585	333.06
Ground - Unit 4B - Industrial Warehouse Unit	4,781	444.17
Total	**8,366**	**777.23**

Office/Mezzanine Accommodation

Please note, additional first floor office and mezzanine storage accommodation can be created in the unit to provide an additional 2,390 sq ft and a total building size of 10,756 sq ft.

Terms

A new full 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.



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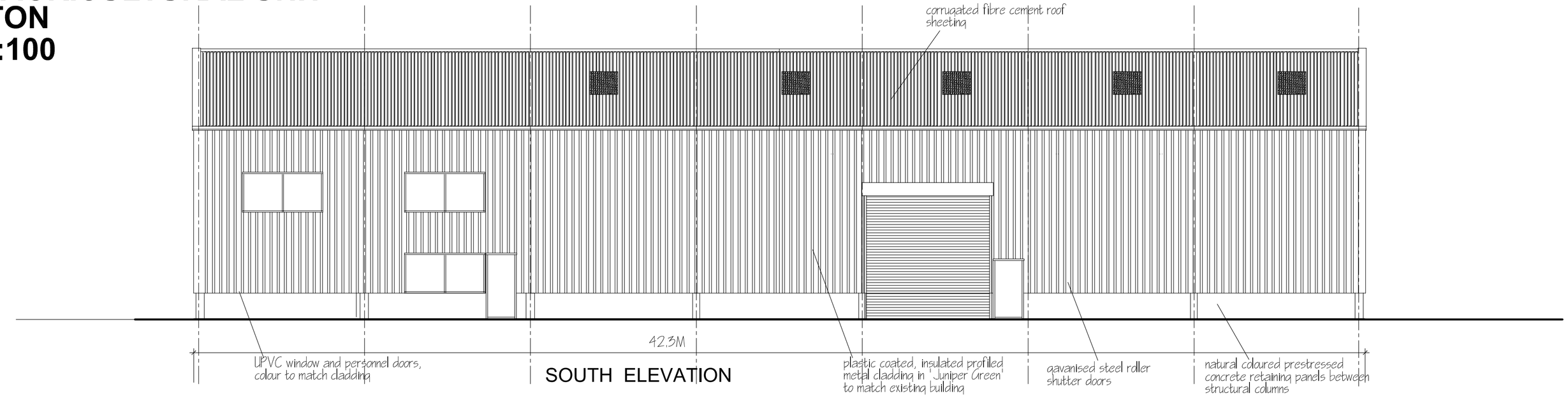
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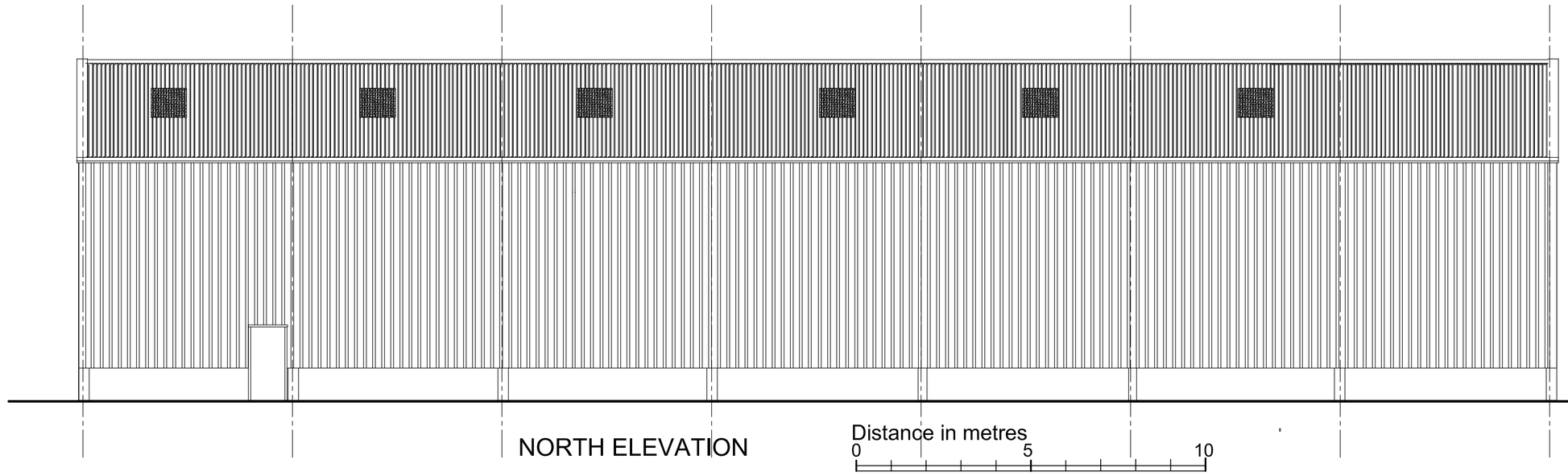




PROPOSED CHANGE OF USE OF AGRICULTURAL UNIT AT THE SMELTING YARD, BOURTON
roof plan and elevations scale 1:100

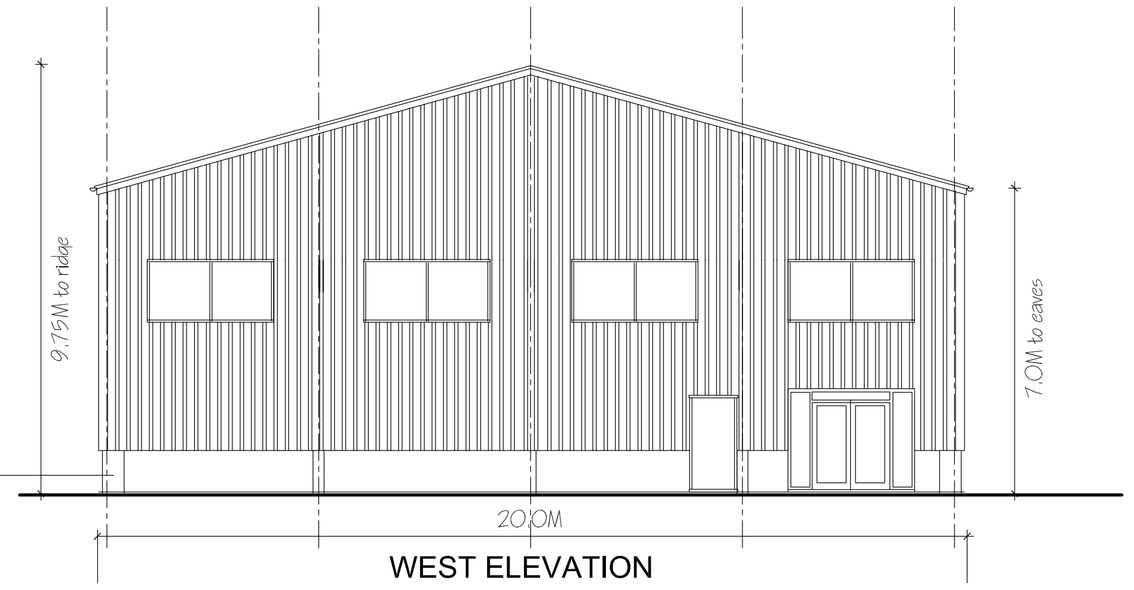


SOUTH ELEVATION

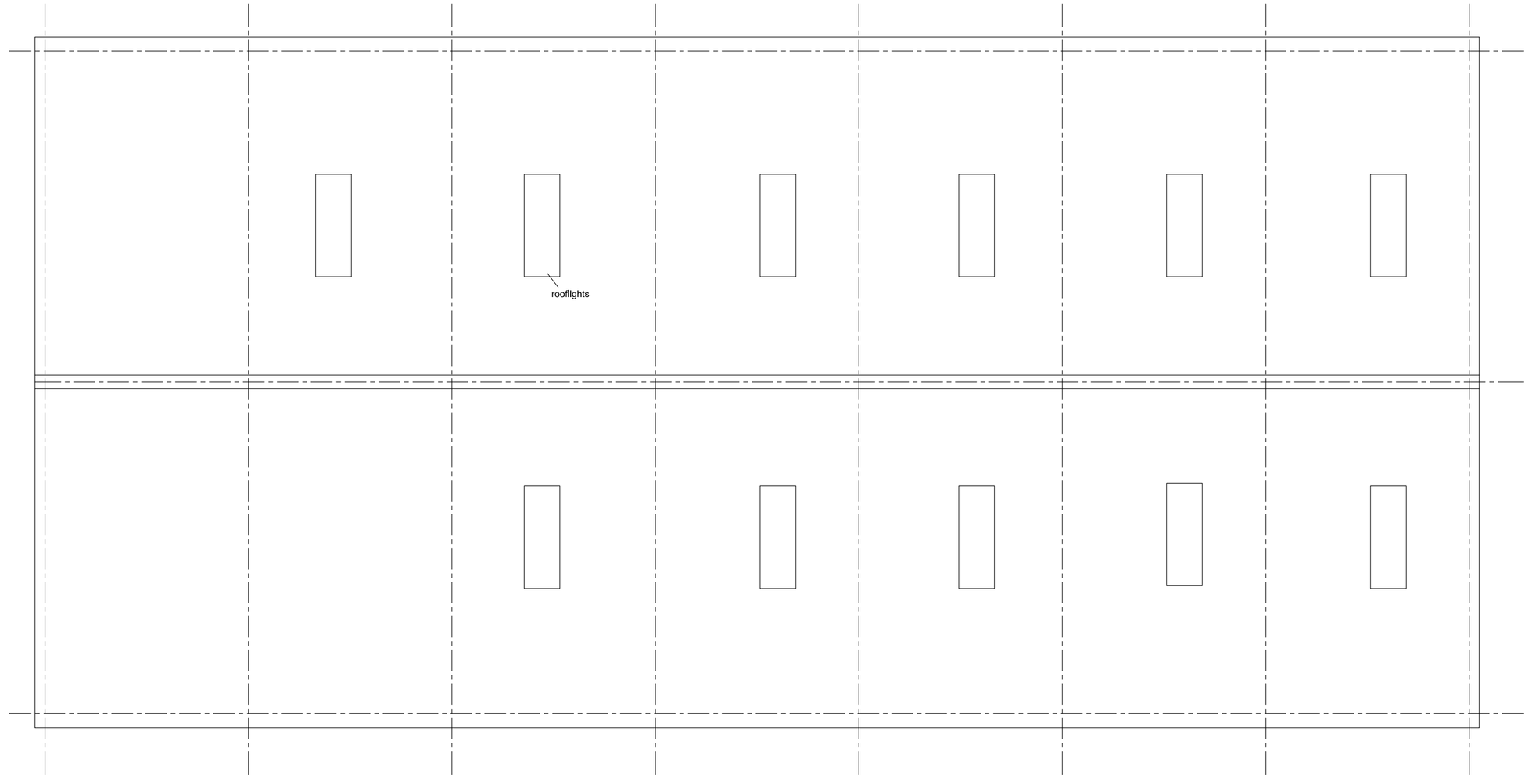


NORTH ELEVATION

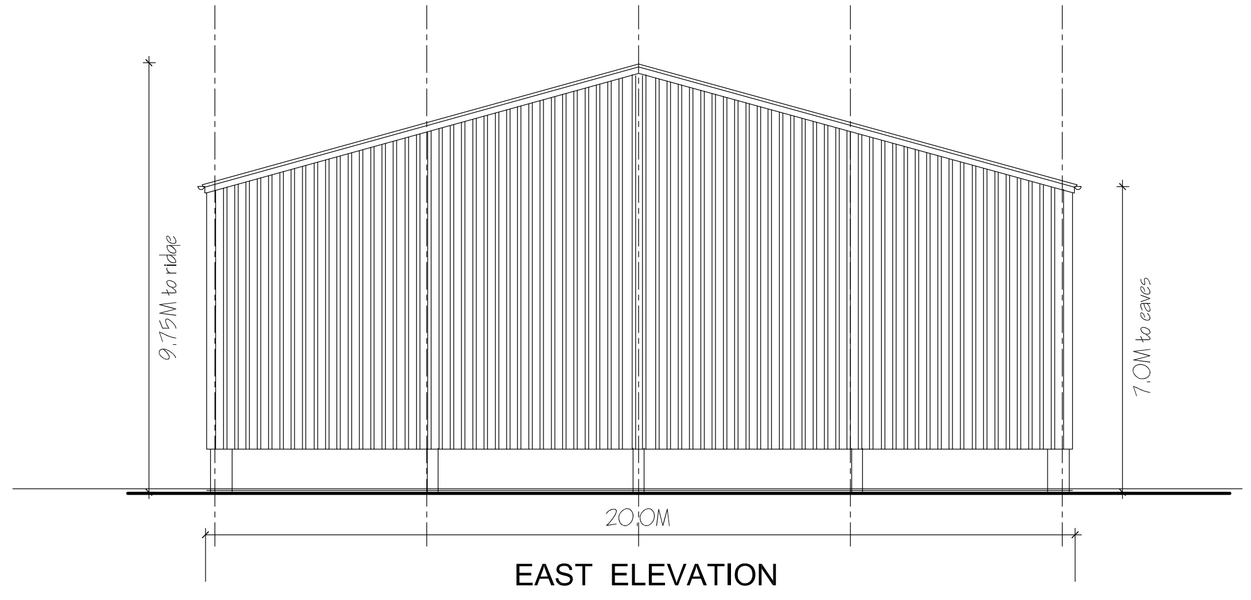
Distance in metres
0 5 10



WEST ELEVATION



ROOF PLAN



EAST ELEVATION

rev A 31.10.25 fenestration altered

ROGER BAKER ARCHITECTS

The Walnuts, Ashbury, Swindon SN6 8LN
Tele. 01793 710358 Fax. 01793 710102

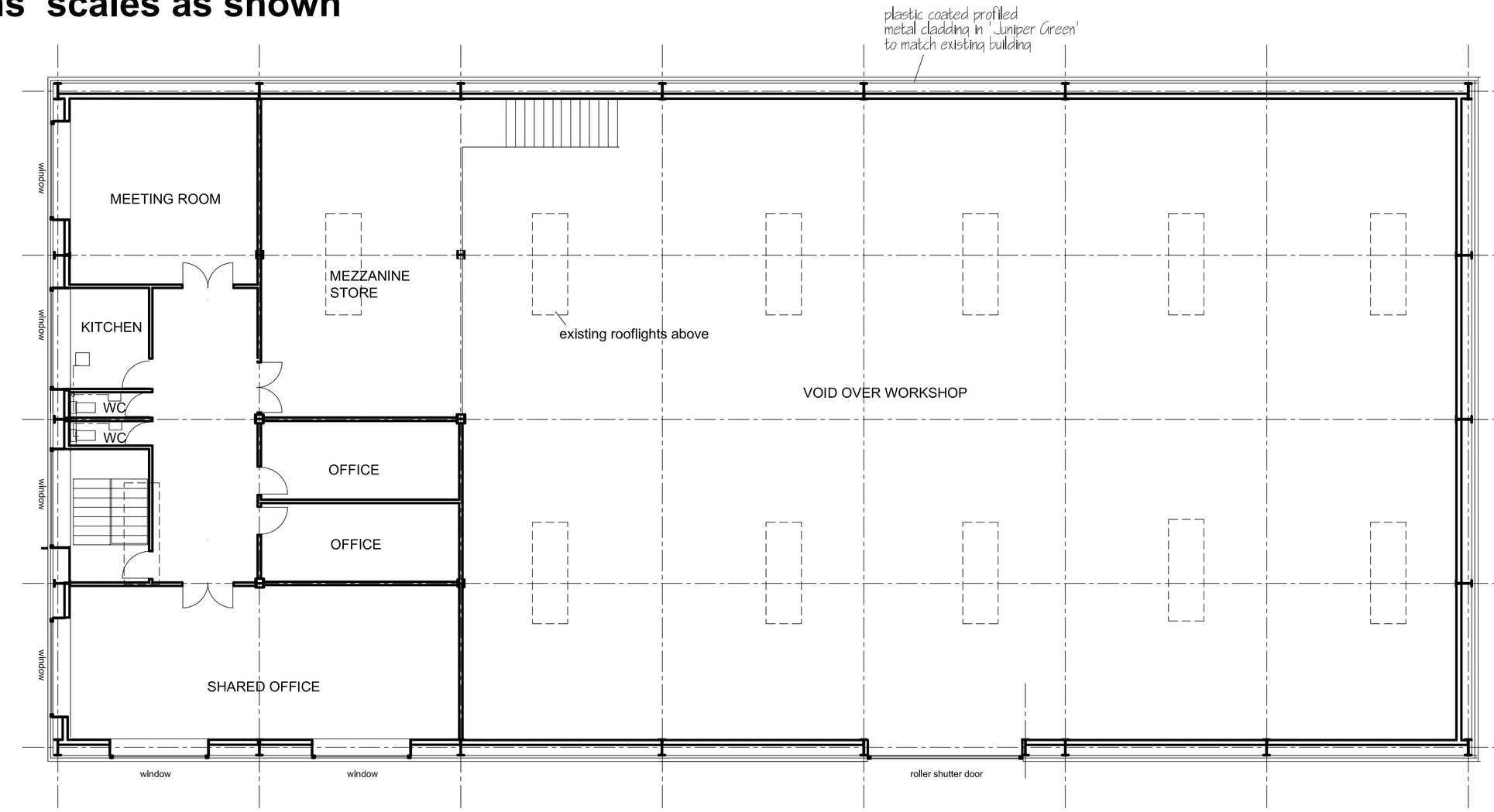
Email rogerbaker.riba@btinternet.com

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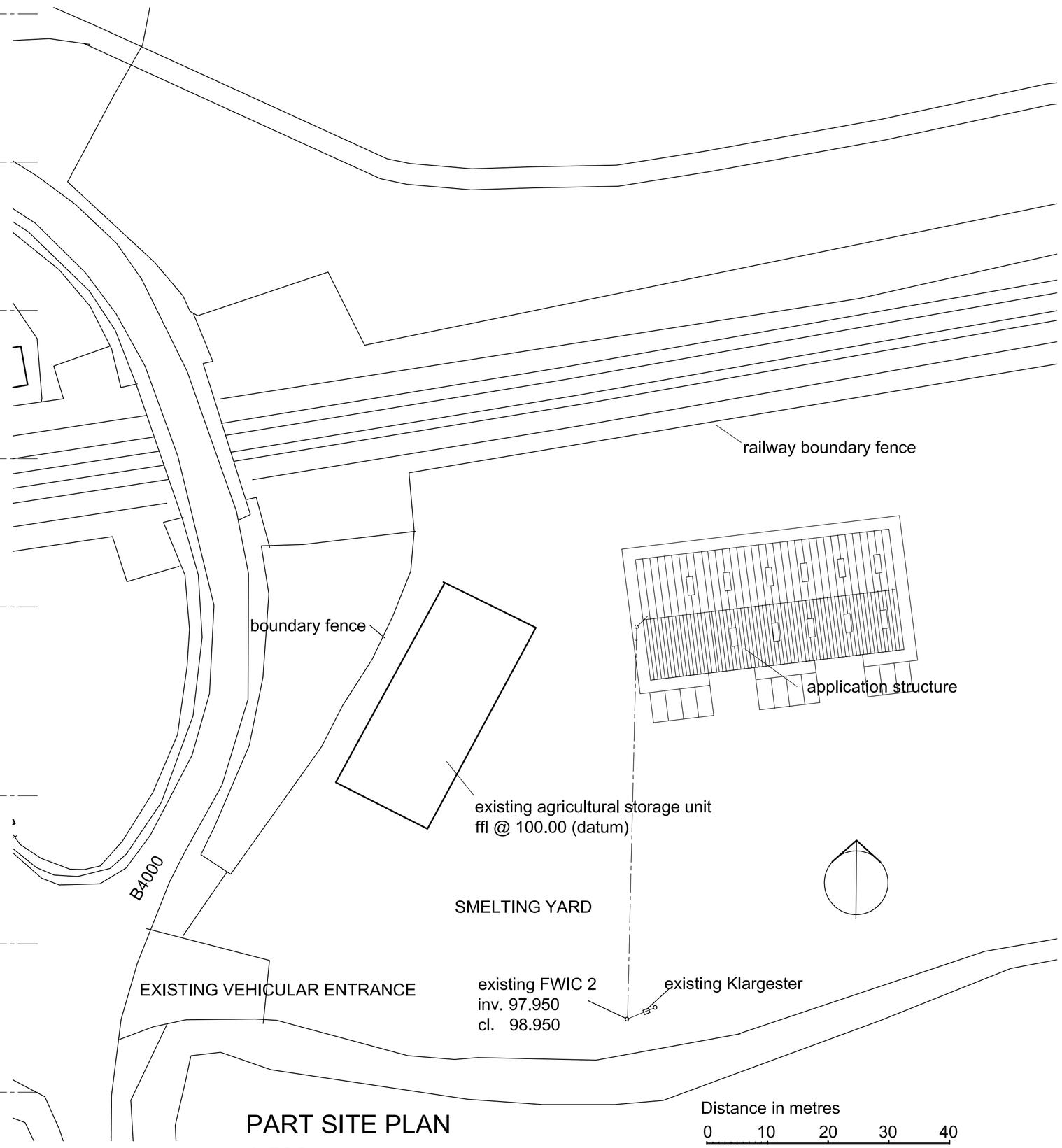
prints to scale on A1 landscape

PROPOSED CHANGE OF USE OF EXISTING AGRICULTURAL UNIT AT THE SMELTING YARD, BOURTON

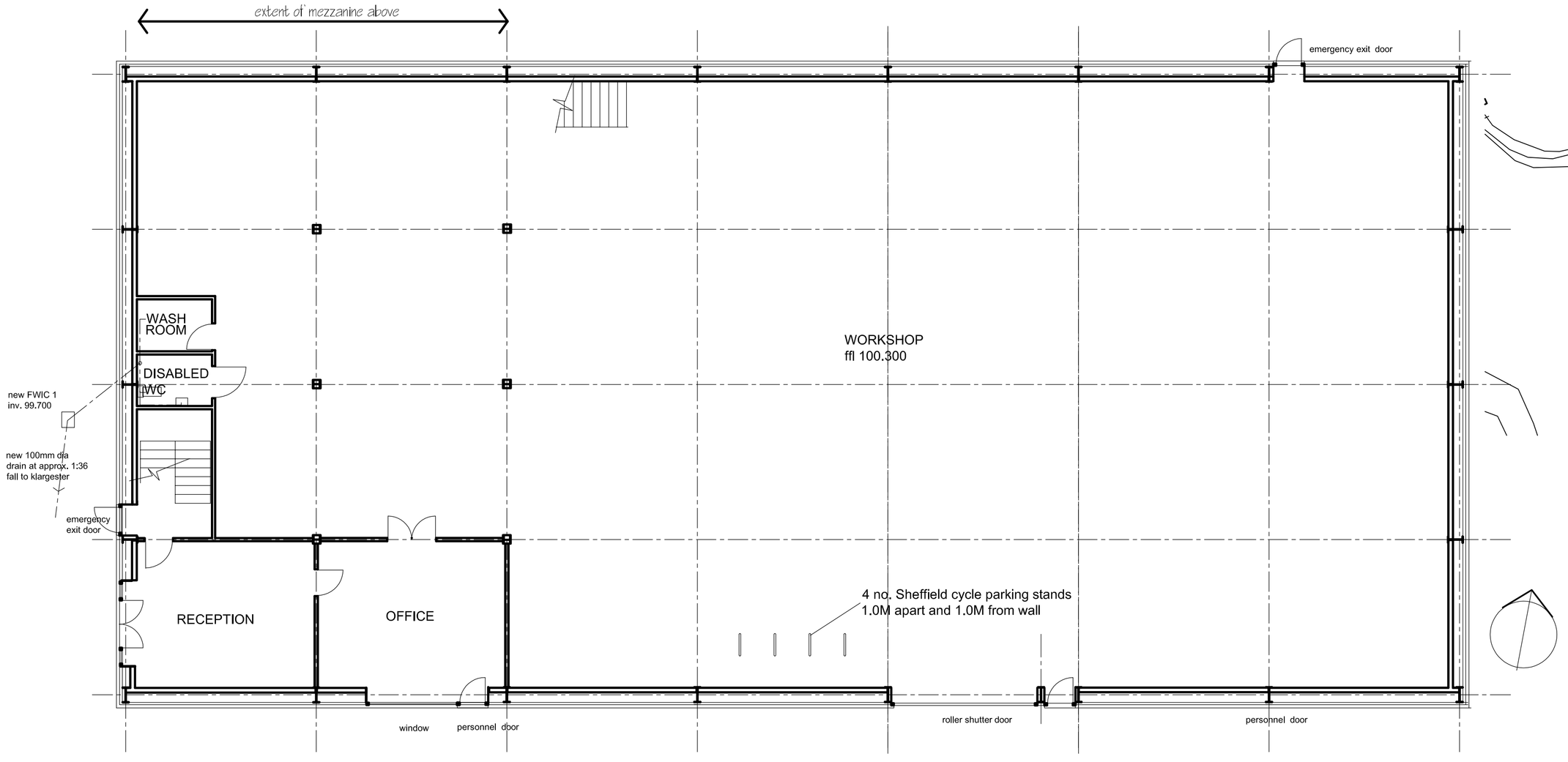
plans scales as shown



FIRST FLOOR PLAN scale 1:100



PART SITE PLAN
1:500



GROUND FLOOR PLAN scale 1:100
at 1200mm above ffl

Distance in metres
0 5 10

rev C 29.10.25 Office layout and fenestration altered
rev B 15.10.25 foul drainage added
rev A 6.10.25 cycle stands added

ROGER BAKER ARCHITECTS

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Email rogerbaker.riba@btinternet.com

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013	C

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