Whitmarsh Lockhart

# TO LET / FOR SALE




## Units 22A & B Cirencester Way, Elgin Industrial Estate

Swindon, SN2 8EJ

## PROMINENT SHOWROOM FACILITY FRONTING CIRENCESTER WAY WITH OPTION TO DIVIDE INTO TWO UNITS

**4,000 to 12,540 sq ft**

(371.61 to 1,165 sq m)

- PLANNING PERMISSION FOR FLEXIBLE SHOWROOM / TRADE COUNTER USES
- PLANNING PERMISSION FOR EXTENDED PARKING & SERVICE YARD
- PROMINENT SHOWROOM FACILITY IN HIGH PROFILE LOCATION
- OPTION TO DIVIDE THE FACILITY INTO TWO UNITS

# Units 22A & B Cirencester Way, Elgin Industrial Estate

## Swindon, SN2 8EJ




## Summary

| | |
|---|---|
| Available Size | 4,000 to 12,540 sq ft / 371.61 to 1,165 sq m |
| Rent | £12.50 per sq ft |
| Price | £1,650,000 plus VAT |
| Business Rates | Please contact the agent for further details. |
| EPC | C (63) |

## Location

Swindon holds a strategic position on the M4 motorway located between Junctions 15 and 16. London is 80 miles to the east and Bristol 40 miles to the west.

The premises hold a prominent road frontage location directly onto the A4311 Cirencester Way dual carriageway at the front of the Elgin Industrial Estate, whilst the unit has a prominent location onto Cirencester Way which forms the principle route from north Swindon to the town centre. Access to the unit is gained via Athena Avenue.

Nearby occupiers include Formula One Autocentres, Dick Lovett BMW, Screwfix, Magnet Kitchens and Plumbase.

## ///what3words

https://what3words.com/tube.chart.guises

## Description

The showroom is constructed of a metal portal frame which has been extended to the front and side. The front elevations are principally glazed. Internally the unit benefits from a two storey office/administration area as well as a WC block.

Planning permission has been granted to allow the building to be used for showroom/trade counter uses. The consent also permits the extension of the outside parking and service yard areas as well as the potential to divide the facility into two units if required.

An indicative plan showing the additional car parking areas and one of the potential options for division is included in these details.

## Accommodation

The accommodation comprises of the following:

| Name | sq ft | sq m |
|---|---|---|
| Ground - Unit A - Showroom / Light Industrial including WC | 4,000 | 371.61 |
| Ground - Unit B - Showroom | 7,978 | 741.18 |
| Ground - Unit B - First Floor | 562 | 52.21 |

## Tenure

The property is either available to purchase freehold or alternatively a new full repairing and insuring lease is available. If the property is let then the rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

## Anti-Money Laundering Regulations

A prospective purchaser or tenant will be required to satisfy these regulations once terms have been agreed.

## Viewings

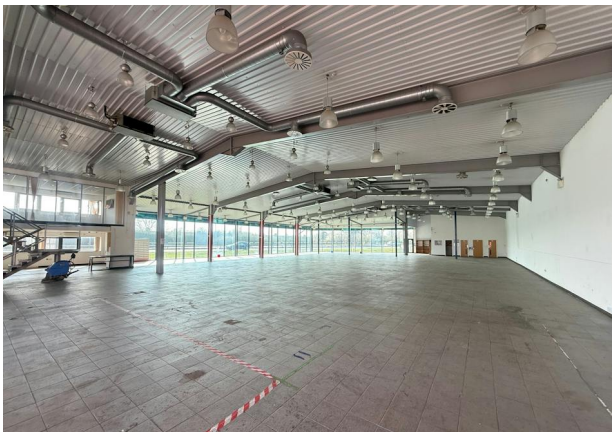
Viewing and further information is strictly by prior appointment through the agent.



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Dick Lovett Swindon Bodyshop
Mega Motorcycle Store
TWC Home Improvements
Magnet Kitchen



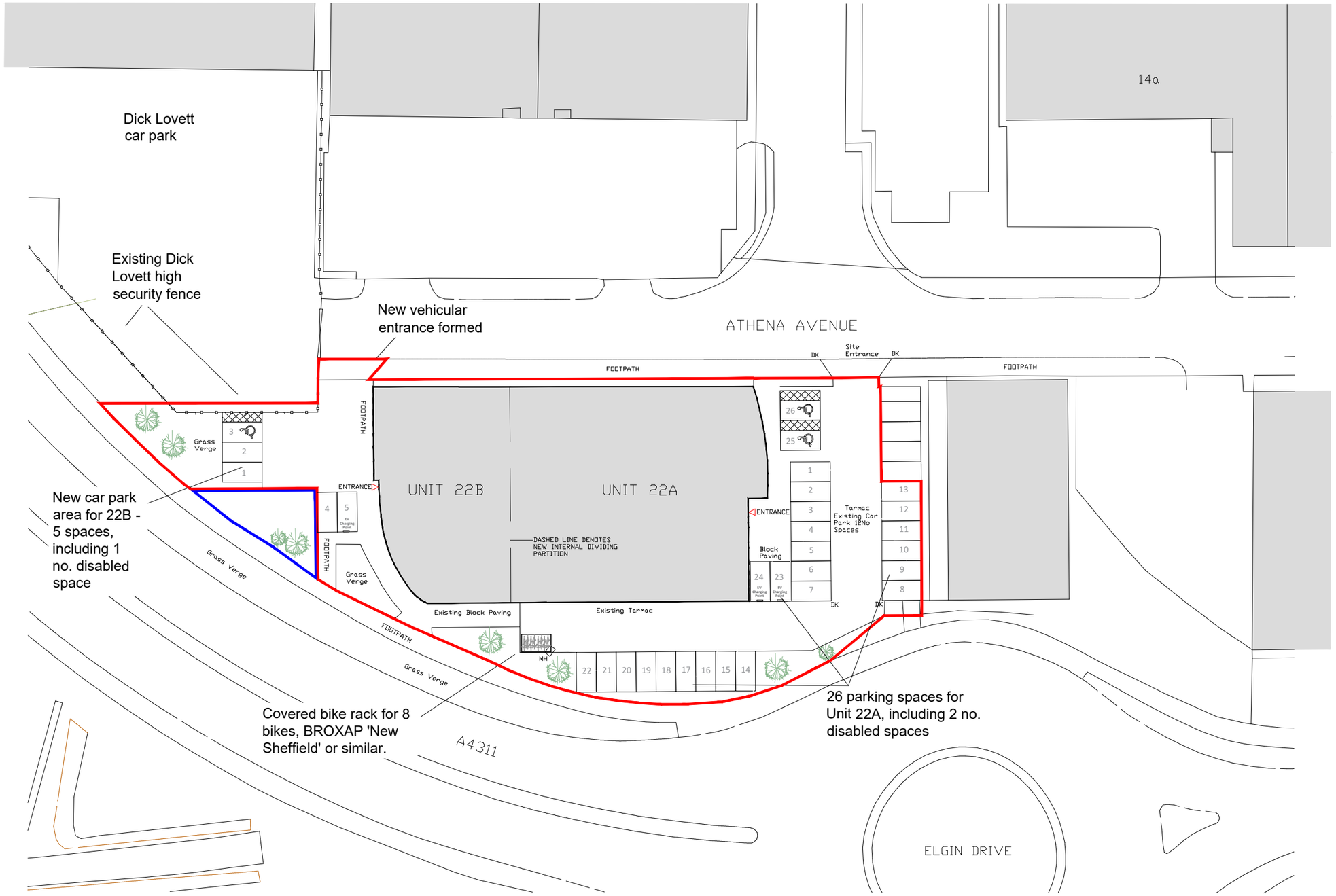








Z:\3234 Unit 22, Elgin Industrial Estate, Swindon Planning\3234-4-PLANNING\3234-4-1 PRE PLANNING\3234-4-1 Draft Application Plans\3234-4-1 DRX\3234-4-1-DR-0003-S4-P1 Proposed Site Plan.dwg




0 5m 10m 15m 20m 25m

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## KEY

Boundary: Application Site

Boundary: Ownership

Status
**DRAFT**

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Client
**DAVID J MATTON**

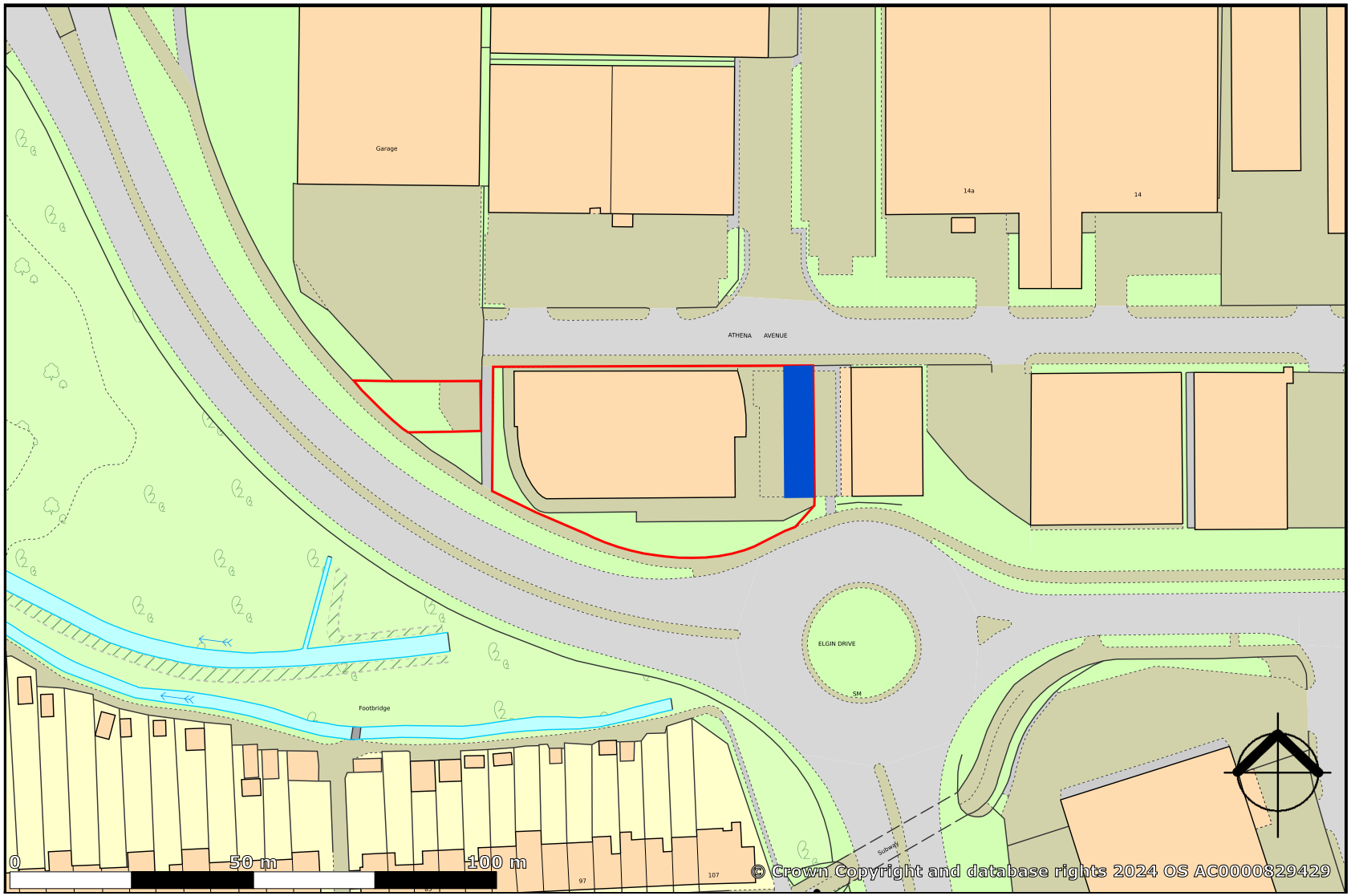
Project
**UNIT 22, ELGIN INDUSTRIAL ESTATE, SWINDON**

Drawing Title
**PROPOSED SITE LAYOUT**

| Scale | Sheet Size | Date Plotted |
|---|---|---|
| 1:500 | A3 | 02/01/2024 |

| Client Ref. | Drawing Ref. | Drawing No. | Version |
|---|---|---|---|
| - | 3234-4-1 | DR-0003 | S4-P1 |

Unit D, Athena Avenue, Elgin Industrial Estate, Swindon, SN2 8EJ




created on edozo

Plotted Scale - 1:1,250