



Unit 36-37 Ganton Way, Techno Trading Estate

Swindon, SN2 8EZ

DETACHED WAREHOUSE FACILITY

57,447 sq ft
(5,337 sq m)

- DETACHED WAREHOUSE FACILITY
- 6 DOCK LEVEL LOADING DOORS
- 7.3M INTERNAL EAVES
- PARKING AREAS AND SERVICE YARDS

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Summary

Available Size	57,447 sq ft / 5,337 sq m
Rent	£345,000 per annum
Price	Offers in the region of £3,250,000
Rateable Value	£220,000
Rates Payable	£105,600 per annum
EPC	D (82)

Location

Swindon is located between Junctions 15 and 16 of the M4 motorway, providing excellent access links to London and the west. The town benefits from an Intercity rail connection to London Paddington.

The Techno Trading Estate is an established and popular employment area approximately 3 miles north east of the town centre and 7 miles from Junction 15 of the M4. The A419 and A420 are approximately 3 miles distance.

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<https://what3words.com/policy.scout.trend>

Description

Units 36/37 Ganton Way provide a detached warehouse facility of portal frame construction with clad and glazed elevations.

Vehicle access to the unit is gained via 6 dock level loading doors and 3 surface level loading doors. Internally, the warehouse area has a minimum eaves height of 7.3m. The unit benefits from a reception, office and WC accommodation at ground and first floor, together with additional mezzanine storage at first floor.

Outside the unit has parking areas to the front and service yards to the side.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse	46,339	4,305.03
Ground - Office/Stores	5,554	515.98
1st - Office/Stores	5,554	515.98
Total	57,447	5,336.99

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.

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information necessary to comply with the Anti-Money Laundering Legislation, once terms have been agreed.

Viewings

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



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