



Land for Sale (May Lease)
(commercial / open storage)
Former Honda Logistics Rail Terminal

The Rail Terminal, Keypoint Logistics Park, Swindon, SN3 4RY

FOR SALE
(3.8 Acres)

**AVISON
YOUNG**

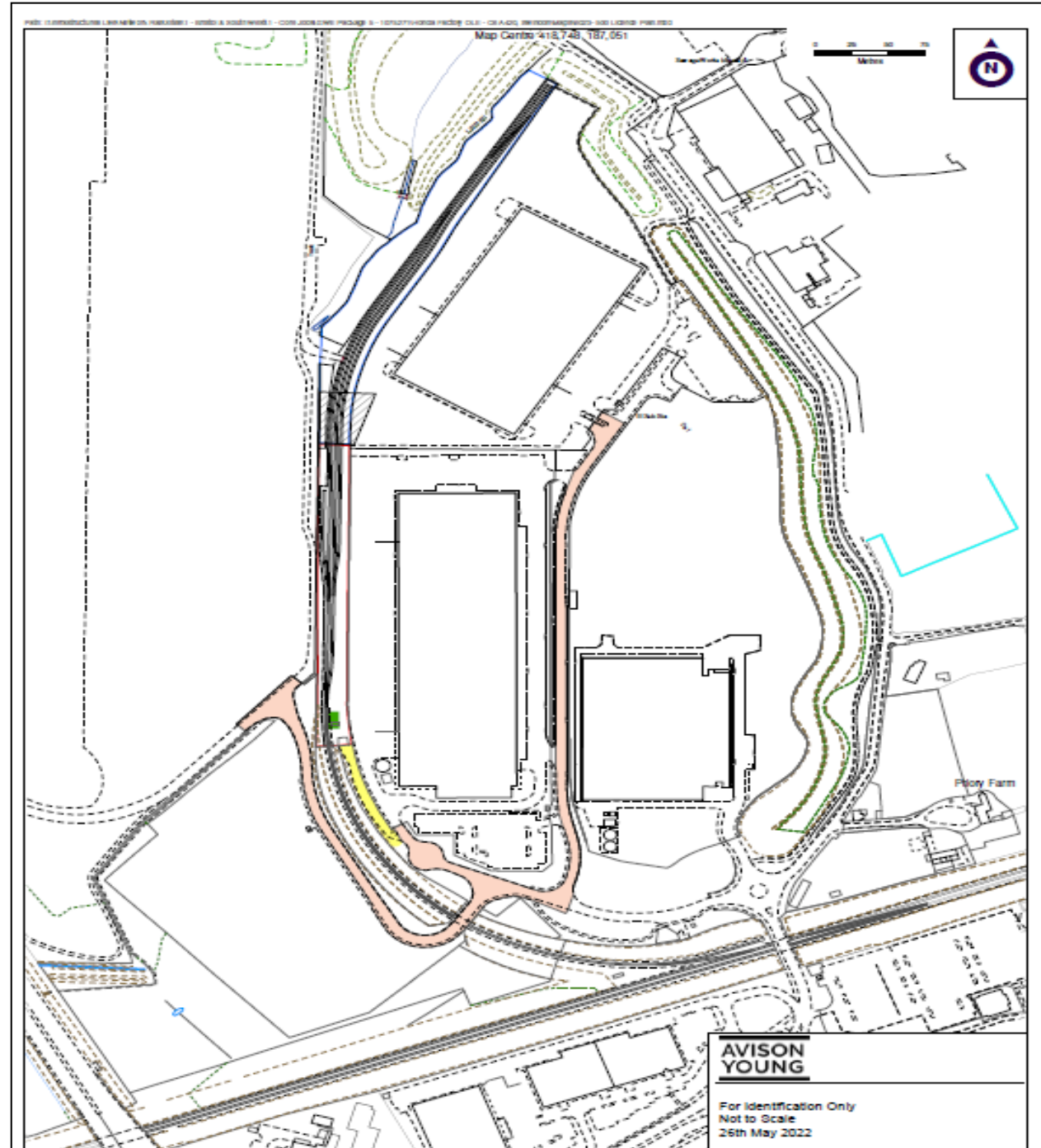
The site

The site as delineated in the area red & blue on the plan to the right and totals approximately 3.8 acres gross. The land holding is a mix of level concrete (utilised as commercial vehicle parking with the adjacent warehouse for a number of years), gravel / hardcore surfacing (minor gradient in part) and sloping landscaped boundary. Access is from a private service road to the south (yellow shading) which can be expanded to improve circulation to the site. The site remains as rail sidings with signals and controls which can be removed.

The site is fully secured from the former Honda Site with boundary fencing and gates and has a power supply. Access is via a short distance of common estate road then to the adopted highway with access out to the A420.

Title

Freehold disposal with rights of access over common estate road (shaded brown) and corresponding contributions to repairs. If the buyer intends to make continued use of the rail facility and connection to the main line this will need to be documented via the draft agreement with Network Rail. Vacant possession is available on completion.



Highlights



Area
3.8 acres



Prominent location
**Close proximity to
Jct.15 of M4**



Rail
**Mainline Swindon
& London link**



Secure Fenced site



**Adjacent 177,426
sq ft unit available**
www.keypointswindon.co.uk



The Offer

We are seeking offers for the freehold interest in the landholding as seen with vacant possession. The guide price for the whole 3.8 acres freehold conveyed is available on application. Lettings may be considered.

Viewing

The site can initially be viewed from adjacent roads at Keypoint without appointment, but do contact the agents if you wish to gain full access .



Use

The property has been used for rail logistics use and we believe alternative open storage uses would be permitted now, subject to relevant planning approvals. Other development options such as energy and waste use may be possible subject to planning.

The rail facility remains connected currently to the main Swindon – London network and could be fully operated by a new party, subject to the necessary consents with Network Rail. The current agreement with NR is being renewed and a draft is available on request and includes termination rights on short notice. Adjacent warehousing (177,426 sq ft) is currently available – www.keypointswindon.co.uk



If you would like to know
more please get in touch.

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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