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PROPERTY CONSULTANTS

TO LET



Hangar L5, Wroughton Airfield

Wroughton, Swindon SN4 0QZ

Industrial – 45,221 sq ft (4,201 sq m) net approx

Location

Wroughton is an expanding suburb of Swindon and is situated to the south with access via the A4361 & the A346 leading to Marlborough which is approximately 6½ miles away.

Good motorway access is provided at Junction 16 (West Swindon) circa 6 miles distant and Junction 15 (East Swindon) which is 5 miles away.

Swindon Town Centre is located approximately 6 miles to the north of the Premises.

Wroughton Airfield is situated just two miles due south of the centre of Wroughton which offers a wide range of retail shops and leisure facilities.

M4 – J16

6 miles north-west

M4 – J15

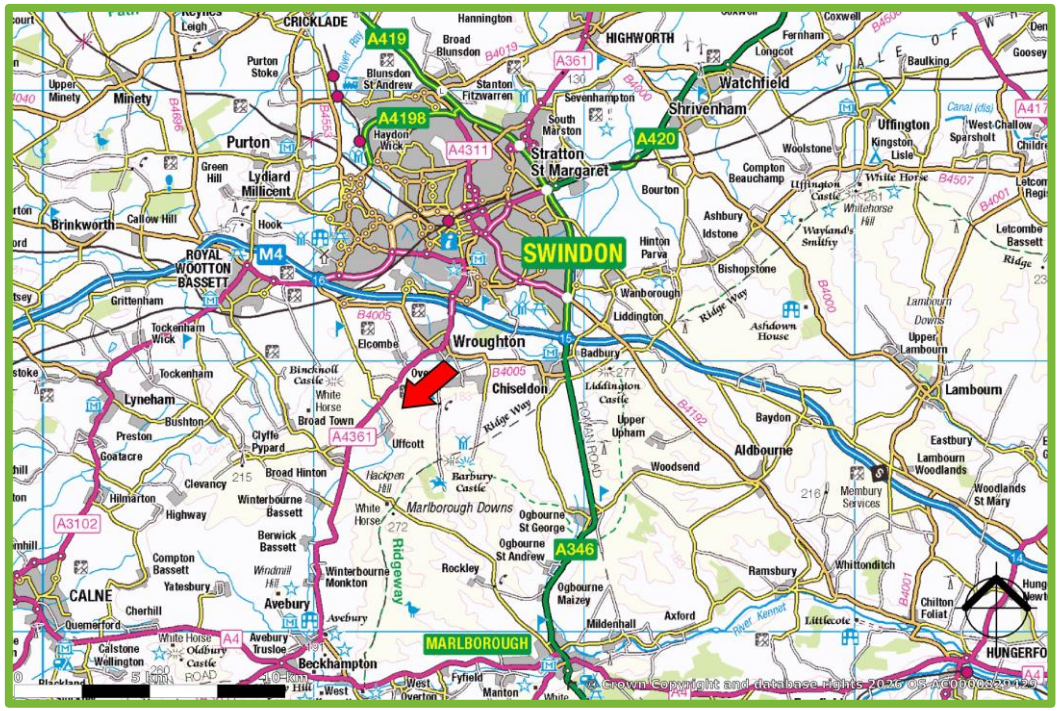
5 miles north-east

Wroughton

2 miles

Swindon

6 miles



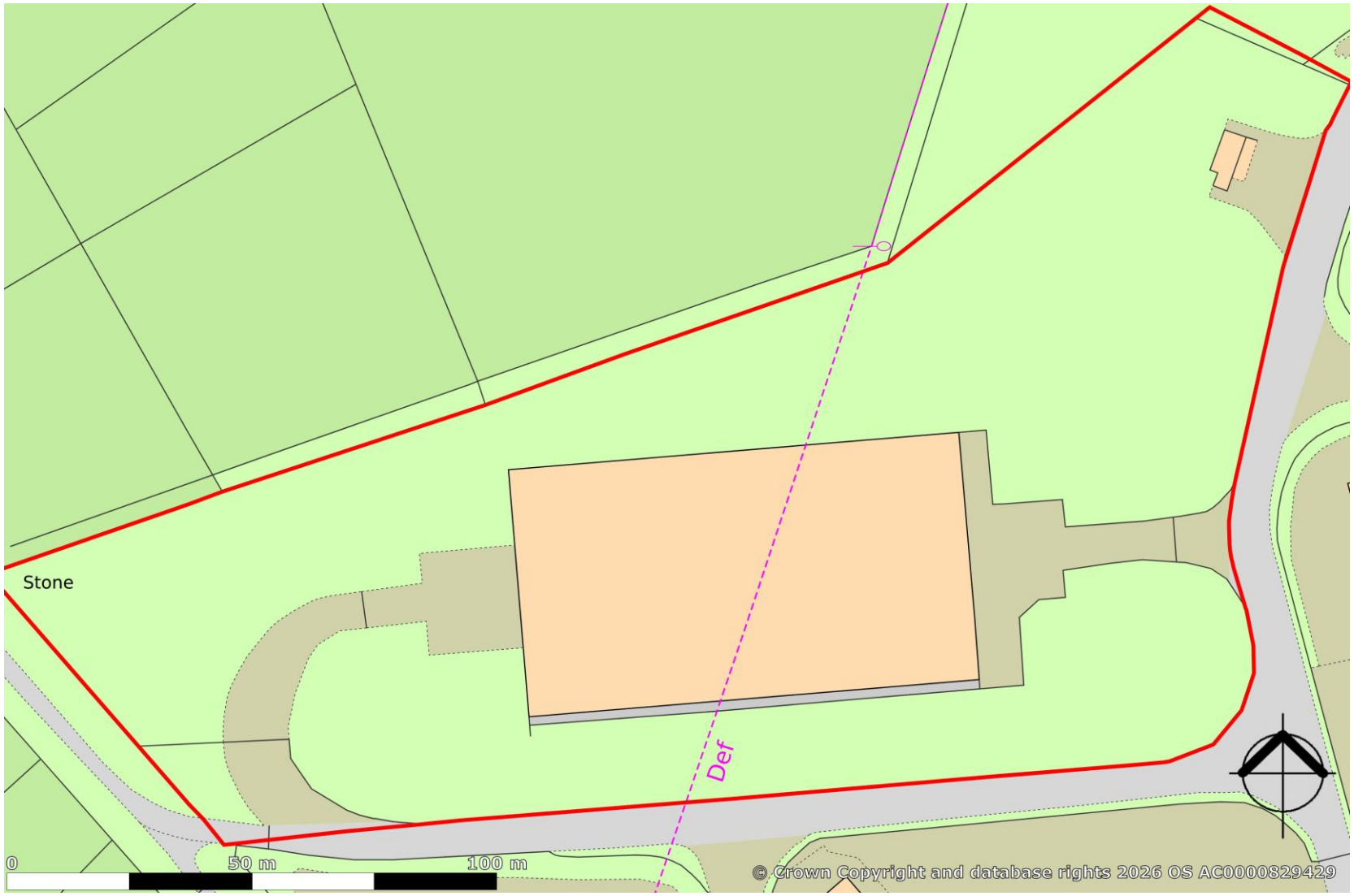
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Siteplan

Hangar L5 Wroughton Airfield siteplan.

Total site area:

5.97 acres (2.42 hectares)



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Accommodation

Description
The Hangar offers large open plan storage accommodation. It is dome shaped and at the highest point provides 10.5M of internal storage space.

The Premises are accessed via sliding doors to both the front and rear elevations offering level access. In addition, there is pedestrian access doors.

Internally, there is water & drainage provided and the building benefits from multiple fixed lights.

There is a separate detached brick building which can be made available as well if required and is suitable for providing a security or administrative office.

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

External Areas
In additional to the concrete aprons to the front and rear of the building, the Hangar benefits from large grassed areas to the front, rear and side of the Building.

The site is fenced & gated all round.

Area	sq ft	sq m
Hangar L5	45,221	4,201
TOTAL	**45,221**	**4,201**

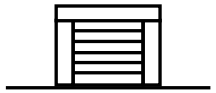
Industrial & Logistics



Max height 10.5M



Surface Loading doors



Fixed lighting



WC facilities



On-site parking



Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for storage use but any occupier should make their own enquiries to the Planning Department (Development Management) of Wiltshire Council
Tel: 0300 456 0114 or www.wiltshire.gov.uk

Business Rates
Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment **www.voa.gov.uk**

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**.

Energy Performance Certificate
An EPC has been commissioned and will shortly be available for inspection.

Lease/Tenure/Terms
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

A flexible short term lease will be considered.

Rent
The property is offered to let at an annual rent of £225,000 per annum exclusive of VAT which equates to just £5.00 per sq ft per annum exclusive.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering
A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Alder King Property Consultants
7 Pine Court
Kembrey Park
Swindon
SN2 8AD

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AK Ref: JDG/DLN/102838 **Date:** November 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

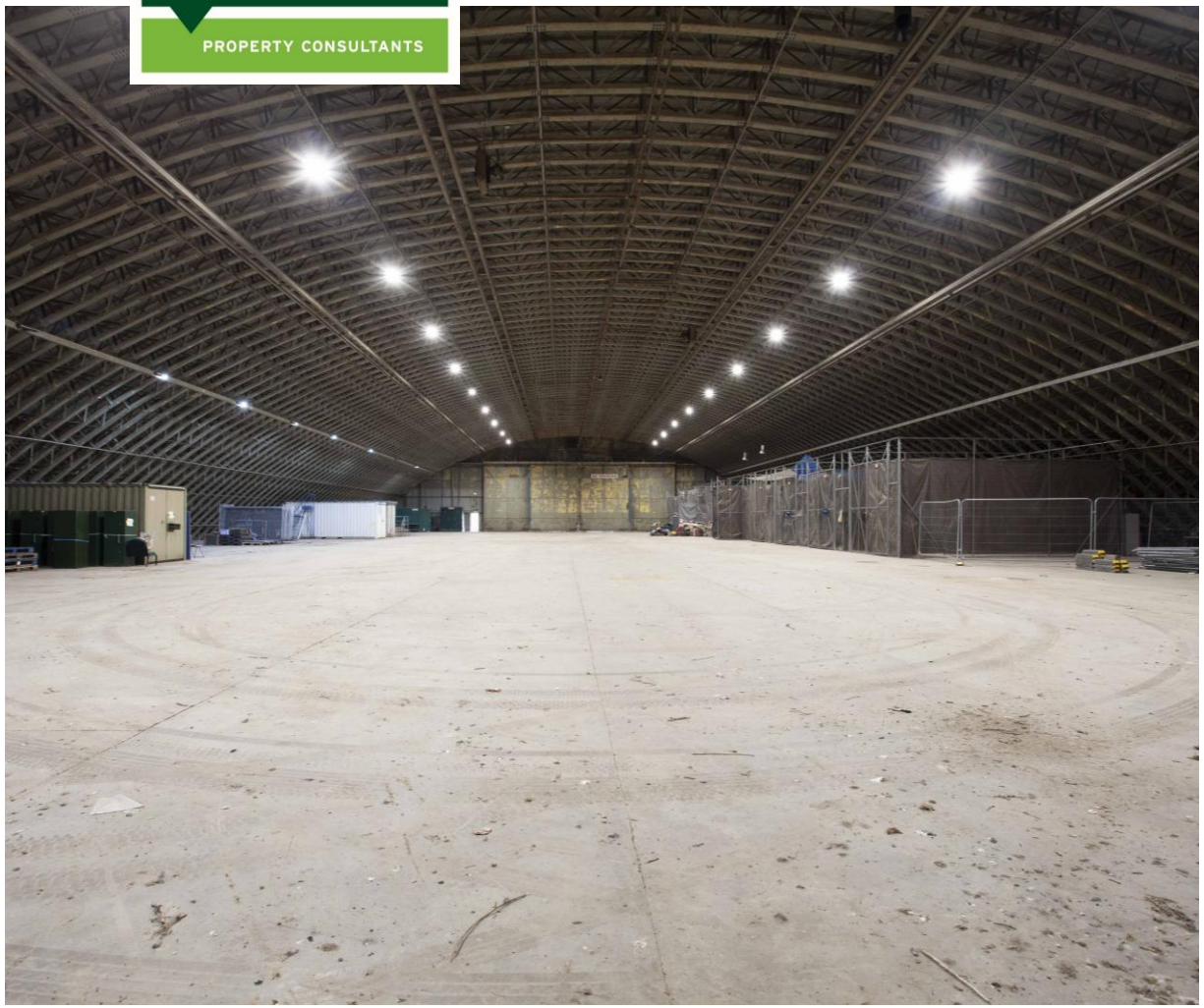
This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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