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PROPERTY CONSULTANTS

TO LET

Unit 13, Clearwater Business Park

Frankland Road, Blagrove, Swindon SN5 8YZ

Modern Industrial/Workshop Unit – 1,388 sq ft (128.95 sq m)

Location

Clearwater Business Park forms part of Blagrove Industrial Estate and is situated approximately ½ mile from Junction 16 of the M4 providing easy access to Reading and London to the East and Bristol to the West.

Closeby, there is a Londis convenience store, Subway and a drive thru Costa together with a Doubletree, Holiday Inn Express and Premier Inn Hotels including a Beefeater. Swindon Town Centre is 4 miles to the east via the Great Western Way dual carriageway.

Major occupiers at Blagrove include Neptune, Catalant, MAN Trucks, Grant, MKM Builders Merchants and several car dealerships. A brand new drive thru Starbucks situated about 200 yards from Clearwater Business Park is due to open shortly.

M4 J16

0.5 mile

Railway station

4 miles

Swindon Town Centre

4 miles



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Accommodation

Description
Unit 13 comprises a mid terraced open plan warehouse/workshop with single wc facility. The unit provides an internal eaves height of 5.5M and is accessed via an up and over sectional loading door.

There are separate pedestrian doors with extensive glazing to both the front and rear elevations.

The unit benefits from a 3 phase electricity supply, hanging light fittings and a single wc facility.

Externally the unit has 2 allocated car parking spaces plus the loading apron.

The Estate has onsite 24/7 Security and CCTV.

Services
We confirm we have not tested any installations and any interested party must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground Floor	1,388	128.95
TOTAL	**1,388**	**128.95**

Loading Door



Bus Stop ½ mile



Onsite Parking



Eaves height 5.5m



Hanging warehouse lighting



WC facilities



24/7 security



Planning | Rates | EPC | Terms

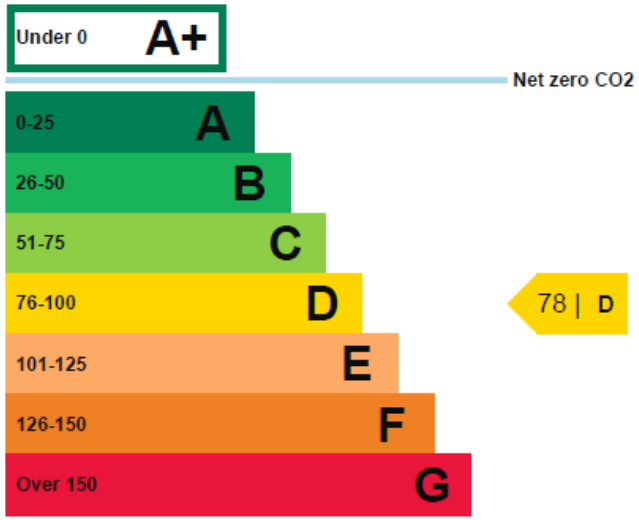
Planning
We understand the property may be suitable for E (Commercial, Business and Service), B2 (General Industrial) and B8 Storage and Warehousing) uses.

Interested parties are recommended to make their own specific enquiries with the Local Planning Authority, Swindon Borough Council. Tel: 01793 445500 or www.swindon.gov.uk

Business Rates
The Valuation Office Agency website describes the property as “Warehouse and Premises” with a Rateable Value of £13,500 from 1 April 2026.

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**

Energy Performance Certificate



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

Lease/Terms
The unit is available by way of a new full repairing and insuring lease direct from the landlord for a term of years to be agreed at a rent of £16,000 per annum exclusive.

Note: no motor trade related businesses will be permitted on the Estate.

Legal Costs
The ingoing tenant is to make a contribution of £1,250 plus VAT towards the landlord’s legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants will be required to provide a Rental Deposit equating to at least 3 months rent.

VAT
Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenant establishes 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 sole agents:

Alder King Property Consultants
7 Pine Court
Kembrey Park
Swindon
SN8 2AD
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AK Ref: JDG/DLN/96034 **Date:** October 2026 **Subject to Contract**

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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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