

TO LET

WAREHOUSE / INDUSTRIAL

Units 6 & 7, Hillmead Industrial
Park, Swindon, SN5 5FZ



1,212.94 sq m (13,056 sq ft)

Property Highlights

- Two terraced warehouse units on an established industrial estate
- Located 3 miles from Junction 16 of the M4 motorway
- Ground and first floor office accommodation with warehouse to the rear
- 1 roller shutter door per unit (2 total) with separate pedestrian entrances
- Minimum eaves height of 5.7m
- Available as individual units or combined as a whole

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TO LET – MODERN WAREHOUSE / INDUSTRIAL PREMISES

Units 6 & 7, Hillmead Industrial Park, Swindon, SN5 5FZ

Location

The property is located within Hillmead Industrial Estate, a well-established industrial and distribution location, in northwest Swindon. Swindon is strategically located on the M4 corridor and the estate benefits from excellent road connections. The estate holds a prominent location onto Mead Way. This road forms one of the principle arterial routes linking north Swindon to the town centre. The property is well connected to Junction 16 of the M4 Motorway which is approximately 3 miles away. The A419 dual-carriageway is also 3 miles to the north which provides a further link to the M4, via Junction 15.

Description

The property comprises two terraced industrial / warehouse units of steel portal frame construction, configured to provide a combination of warehousing and office accommodation at ground floor level, together with additional office and ancillary accommodation (including WCs and kitchen point) at first floor level. Specification includes:

- Internal eaves height of 5.72m rising to 6.74m at the apex.
- Sectional up and over roller shutter doors (1 per unit) measuring 3.78m x 4m, to the rear of the premises.
- Ground floor open plan office, with WC facilities. First-floor office accommodation, with kitchen and WCs.
- Allocated car parking spaces.

Mains Services

We understand the unit benefits from all mains services including gas, 3 phase electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

Energy Performance Certificate

Refurbishment works are being undertaken and an EPC will be available upon completion.

Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA basis.

Accommodation	sq ft	sq m
Unit 6		
Ground – Warehouse including Office	5,204	606.47
1 st – Offices	1,324	123.00
Unit 7		
Ground – Warehouse including Office	5,204	606.47
1 st - Offices	1,324	123.00
OVERALL TOTAL	13,056	1,212.94

The units can be offered on an individual basis or combined as a whole.

Quoting Rent

£111,000 per annum

Tenure and Terms

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

Business Rates

Rateable value (1st April 2023) = £77,500

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

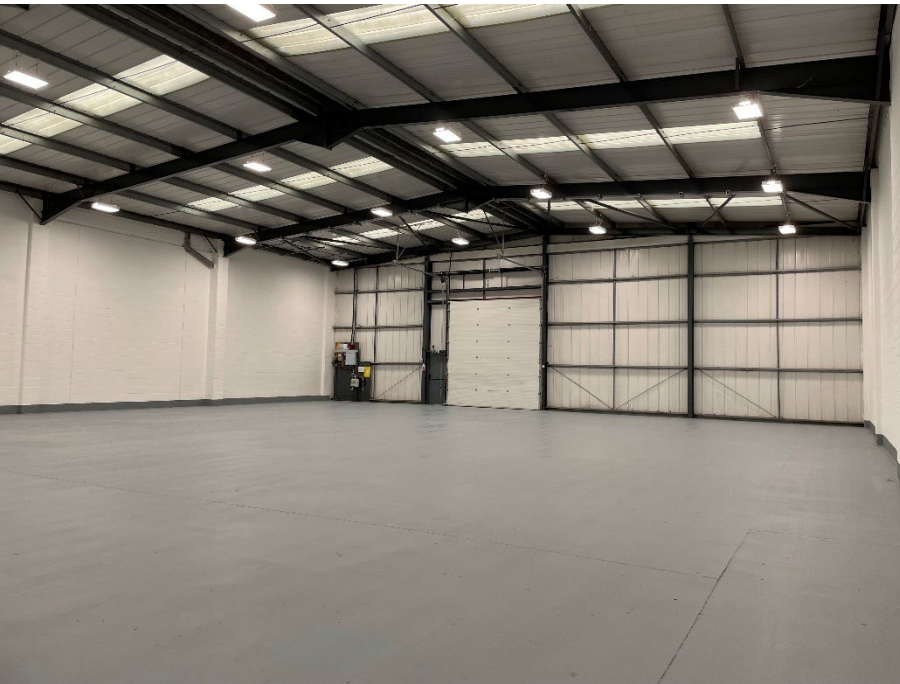
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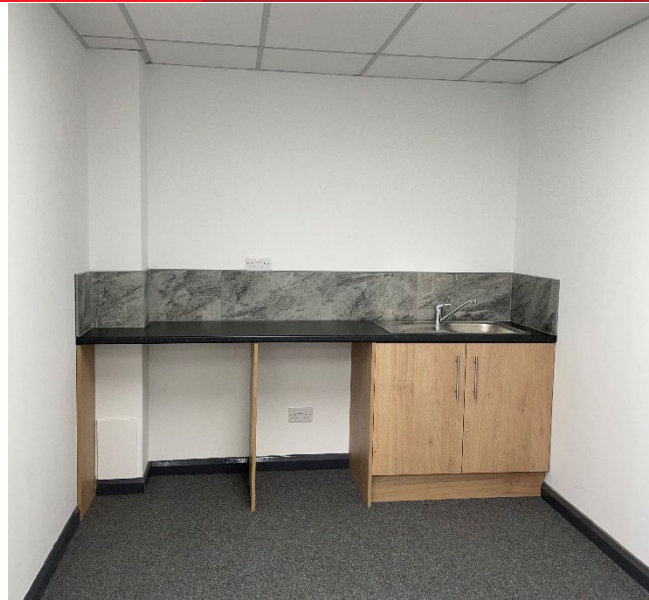


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