EQUITY TRADE CENTRE

HOBLEY DRIVE // SWINDON // SN3 4NS

PRIME TRADE UNITS

TO LET FROM 3,200 - 12,800 SQ FT

NEARBY POPULATION

267,843 WITHIN 10KM*

8,000 NEW HOMES IN NEW EASTERN VILLAGES**

>1 MILE TO A419

OVER 25,000 VEHICLES DAILY***

SOURCES: *Population stats from ONS. **New homes - swindon.gov.uk NEV. ***Gov.uk annual traffic flow statistic for Swindon Road, in 2024.

SCREWFIX | TOOLSTATION | GREGGS | YESSS ELECTRICAL | salon services | Williams | AUTOGLASS

SWINDON'S PREMIER TRADE CLUSTER

DESCRIPTION

Developed in 2004, Equity Trade Centre is one of the most sought after trade/business locations in Swindon. It is home to a variety of national trade operators and a diverse mix of companies.

AVAILABILITY

UNIT T13	3,240 SQ FT	301 SQ M
UNIT 10	6,376 SQ FT	592 SQ M
UNIT 9	6,417 SQ FT	596 SQ M
UNIT 8	7,785 SQ FT	723 SQ M
UNIT 9 & 10 COMBINED	12,800 SQ FT	1,189 SQ M

7-8m minimum eaves height

Electric level loading doors

30 kN/sq m floor loading

High specification office, Kitchenette & WC's

Designated forecourt & parking

3 Phase power supply & LED Lighting

TRADE UNITS TO LET FROM 3,200 - 12,800 SQ FT

EQUITY
TRADE CENTRE

PRIME TRADE LOCATION

The Units are located on Equity Trade Centre, the premier trade location situated on Radway Road in east Swindon.

The estate is well positioned less than one mile from the A419 dual carriageway, providing excellent access to the M4 and M5 motorways. Swindon town centre and railway station are approximately three miles to the west, offering regular mainline services to London Paddington and Bristol Temple Meads.

LOCATION	DISTANCE
A419	1 Mile
SWINDON TOWN CENTRE	3 Miles
M4 (JUNCTION 15)	4.5 Miles

267,843 POPULATION WITHIN 10KM*

SN3 4NS
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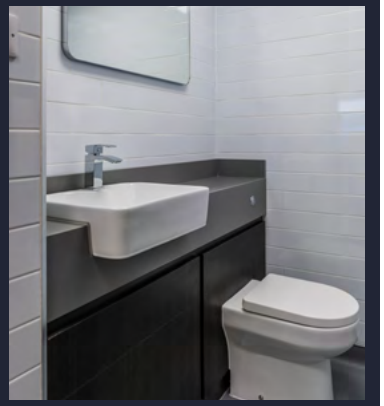

FURTHER INFORMATION

TENURE
The units are available by way of a new FRI Lease.

RENT
Available upon application.

RATEABLE VALUE
Please contact the marketing agents for more information.

EPC
All units will have an EPC B rating.

VAT
All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

PLANNING
We advise all interested parties make their own enquiries with the local council.

SERVICES
We understand that services are provided to the property, including mains water and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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