

To Let

UNDER REFURBISHMENT - Detached Warehouse with Secure Yard & Parking

- Under Refurbishment, including New Roof
- Secure Yard & Parking
- PV Panels & EV Charging
- 420KVA Power Supply
- Excellent Access to A419 & M4

Unit 1 Crompton Road

Groundwell Industrial Estate, Swindon, SN25 5AY

19,945 sq ft

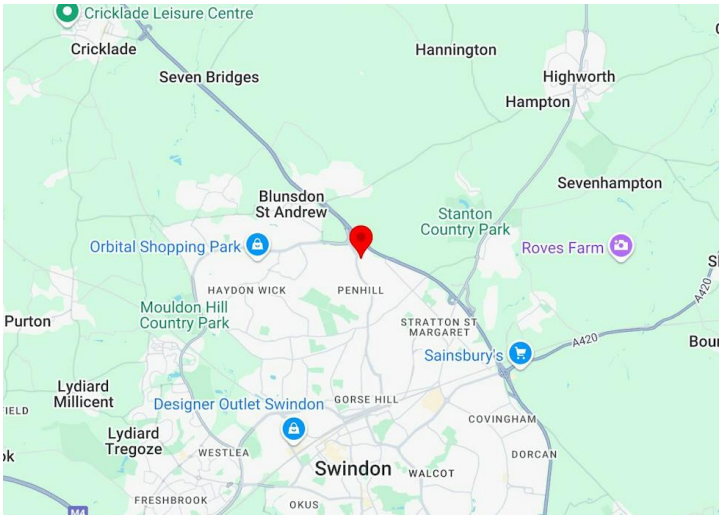
1,852.95 sq m

Reference: #287330

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Summary

Available Size	19,945 sq ft / 1,852.95 sq m
Rent	Rent on application
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The subject property comprises a detached industrial unit of steel portal frame construction with part brick, steel profile clad and glazed elevations.

The property benefits from a single loading door and has a minimum eaves height of 6m. The yard area can be fenced, subject to planning, to create a secure yard area.

Internally there is a generous office provision across ground and first floors, with WCs on both floors. Some of the office space can be removed as required.

The property is currently undergoing a comprehensive refurbishment which is due to complete early 2026. The refurbishment will include a new roof, PV panels and EV charging and is targeting an EPC A. The property will also benefit from a generous power supply of 420KVA.

Location

Unit 1 Groundwell Industrial Estate is strategically located just 6 miles from J.15 of the M4, with access provided by the A419 dual carriageway. The area is an established industrial location and is just 3 miles north of Swindon town centre.

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