

TO LET

UNITS 22A&B CIRENCESTER WAY • ELGIN INDUSTRIAL ESTATE • SWINDON • SN2 8EJ



**Whitmarsh
Lockhart**

Commercial Property Advisors



371 – 1,165 sq m
4,000 – 12,540 sq ft

- PROMINENT SHOWROOM FACILITY
- HIGH PROFILE LOCATION FRONTING CIRENCESTER WAY – A4311
- PLANNING PERMISSION FOR EXTENDED PARKING AND SERVICE YARD AREAS
- OPTION TO DIVIDE THE FACILITY INTO TWO UNITS



Location

Swindon holds a strategic position on the M4 motorway located between Junctions 15 and 16. London is 80 miles to the east and Bristol 40 miles to the west.

The premises hold a prominent road frontage location directly onto the A4311 Cirencester Way dual carriageway at the front of the Elgin Industrial Estate.

This forms the principle route from north Swindon to the town centre, located 1.5 miles to the south.

Other nearby occupiers include Formula One Autocentres, Dick Lovett BMW, Screwfix, Blade Honda, Magnet Kitchens and Plumbase.

Description

The showroom is constructed of a metal portal frame which has been extended to the front and side. The front elevations are principally glazed. Internally the unit benefits from a two storey office/administration area as well as a WC block.

Planning permission has been granted to extend the outside parking and service yard areas and divide the facility into two units, if required. An indicative plan showing the additional car parking areas and one of the potential options for division is included in these details.

Planning Consent

The showroom has an existing planning consent as a motorcycle showroom. As well as planning consent for Research & Development and light industrial.

Accommodation

All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Unit A - Ground Floor		
Showroom / light industrial inc WC 371		4,000
Unit B - Ground Floor		
Showroom	741	7,978
First Floor	53	562
Total	1,165	12,540

Outside shared parking and service yard area.

Tenure

The premises are available by way of a new full repairing and insuring leases.

Rent

Guide rent £12.50 per sq ft per annum exclusive. Please note the rent is exclusive of business rates, service charge, building insurance and VAT payable quarterly in advance.

Business Rates

Please contact the agents for further information.

Energy Performance Certificate

The unit as one facility has an EPC rating of C:63. A copy of the current EPC is available on request.

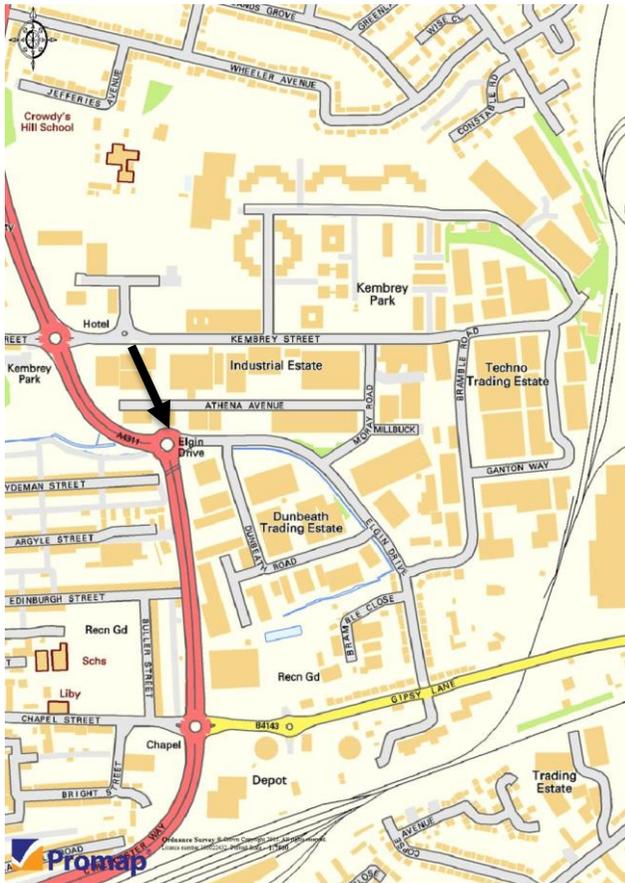
Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.



Side Elevation and Car Park





Proposed New Car Parking Areas and Division of the Facility – Not to Scale

Agency Services

- Sales
- Development advice
- Lettings
- Acquisition advice



Paul Whitmarsh MRIC
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Associate Partner

Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

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