

FOR SALE / FOR LEASE

Unit D, Groundwell Industrial Estate

Stephenson Road

Groundwell

Swindon, SN25 5AX



WAREHOUSE / INDUSTRIAL

**36,722 sq ft (3,411.64 sq m)
on 1.79 acres (0.72 ha)**

- + Detached twin bay warehouse / industrial unit with two-storey offices.
- + Formerly operated as a Data Centre.
- + Significantly refurbished in 2008 with replacement roof.
- + Steel portal frame with 6.06m eaves height.
- + Secure gated and well-managed plot, with tarmacadam / concrete yard.
- + Power supply of 800 KVA, with reserved power of 7.5 MVA available.
- + Adjacent to A419 which connects Junction 15 of the M4 motorway.



CONTACT US

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PROPERTY OVERVIEW

DESCRIPTION

- + Detached twin bay warehouse / industrial unit with two-storey offices.
- + Formerly operated as a Data Centre.
- + Significantly refurbished in 2008 with replacement roof.
- + Steel portal frame with 6.06m eaves height and 5m clear height.
- + Brick elevations up to 2m, steel profile sheet cladding above.
- + Secure gated and well-managed plot, with tarmacadam / concrete yard and car parking enclosed within 3m high perimeter fence.



ACCOMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Bay 1 – Warehouse	1,193.27	12,844
Ground Floor Offices / Ancillary	91.96	990
First Floor Offices / Ancillary	91.96	990
Bay 2 – Warehouse	1,541.01	16,587
Ground Floor Offices / Ancillary	197.67	2,127
First Floor Offices / Ancillary	168.19	1,810
Bay 2 – Warehouse Office / WC's	63.79	687
Bay 2 – Mezzanine Stores	63.79	687
Total GIA	3,411.64	36,722
Site Area	0.72 ha	1.79 acres

SERVICES

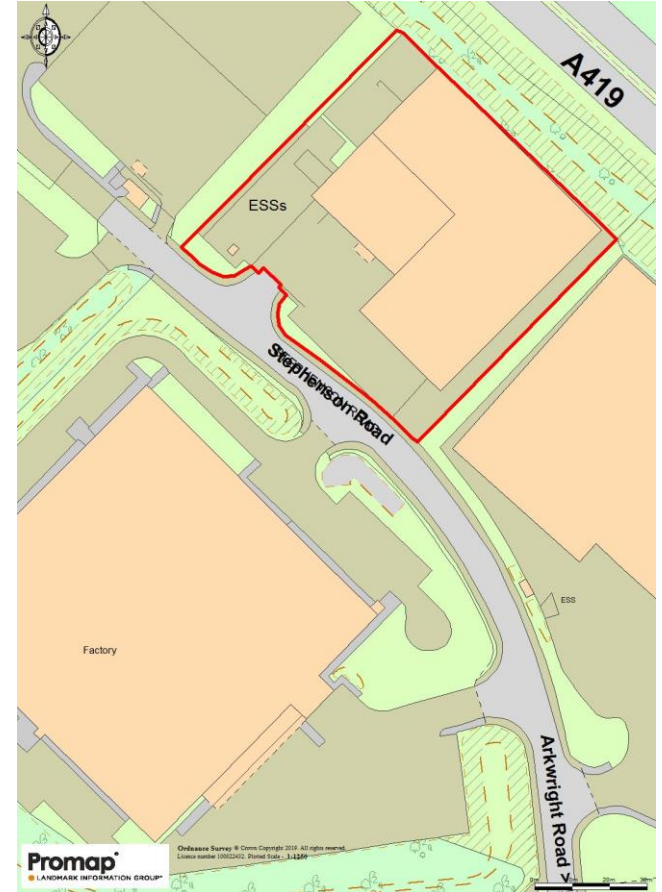
We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity. The property is currently connected to a power supply of 800 KVA, with reserved power of 7.5 MVA available.

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FURTHER INFORMATION

PLANNING

The property has previously been used as a Data Centre falling within Class B8 Storage & Distribution use. We anticipate it would also be suitable for Class B1(c) Light Industrial and Class B2 General Industrial subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use. The lease permits Class B1(c) Light Industrial and Class B8 Storage & Distribution.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (66).

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £152,000.



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TENURE

The existing long leasehold interest in the property is available to purchase, by way of an assignment of the existing lease for a term of 125 years from 18th May 1987, in exchange for a premium.

Alternatively, consideration will be given to a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, subject to status.

PRICE / RENT

Assignment premium or rent on a new lease are upon application. The current passing rent is £36,565 per annum, subject to 5 yearly rent reviews (geared to 20% of open market rent), with the next review date being 18th May 2022.

VAT

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

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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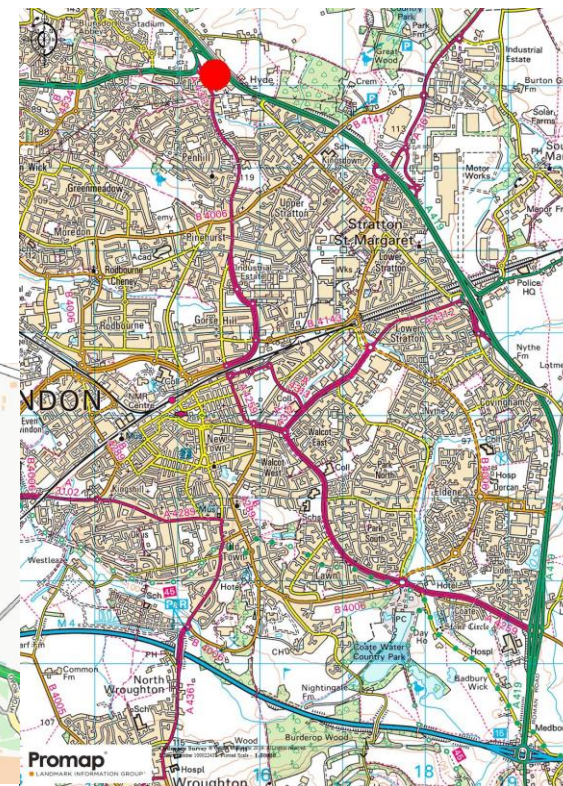
LOCATION SN25 5AX

SITUATION

- + Within a highly secure gated and well-managed plot on Stephenson Road.
- + Situated on a popular well-established industrial estate, in north Swindon.
- + Adjacent to A419 with access to it via Arkwright Road and A4311.
- + A419 / A417 connects Junction 15 of the M4 motorway in East Swindon, with Junction 11a of the M5 motorway in Gloucester.

TRAVEL DISTANCES

- + Swindon town centre – 4.4 miles (7.00 km)
- + Junction 15 of the M4 motorway – 7.70 miles (12.40 km)
- + Junction 11a of the M5 motorway – 26.20 miles (42.20 km)
- + Gloucester – 30.00 miles (48.20 km)
- + Oxford – 31.60 miles (50.90 km)
- + Bristol – 50.00 miles (80.00 km)
- + London – 84.00 miles (135.00 km)



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