

FOR LEASE

# Unit 14, Euroway Industrial Estate

Frankland Road

**Blagrove**

Swindon, SN5 8YW



## WAREHOUSE / INDUSTRIAL

**11,770 sq ft (1,093.48 sq m)  
on 0.52 acres (0.21 ha)**

- + Modern detached warehouse / industrial unit.
- + Incorporating integral ground floor offices with WC's, and kitchenette.
- + Brick up to approximately 5.50m height along front elevation.
- + Steel portal frame, pitched parapet roof, with 10% translucent roof panels.
- + 6.31m eaves height, 5.71m minimum clear height, 7.94m to the apex.
- + Vehicular sectional loading door measuring 4.05m wide by 5.33m high.
- + Large concrete loading yard including 21 marked car parking spaces.
- + Modern estate situated adjacent to Junction 16 of the M4 motorway.



## CONTACT US

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**CBRE**

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## PROPERTY OVERVIEW

### DESCRIPTION

- + Modern detached warehouse / industrial unit.
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### ACCOMMODATION

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

Accommodation	Sq M	Sq Ft
Warehouse / Industrial	855.09	9,204
Ground Floor Offices / Ancillary	119.24	1,283
Mezzanine Storage (Above Offices)	119.24	1,283
<b>Total GIA</b>	<b>1,093.48</b>	<b>11,770</b>



### SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

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### FURTHER INFORMATION

#### PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial and Class B2 General Industrial uses, subject to any necessary planning consent. Interested parties are advised to make their own enquiries with the local planning authority in respect of the current permitted use and their proposed use.

#### ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of E (104). A new assessment will be carried out once vacant possession is provided.

#### RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £43,500.



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#### TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

#### RENT

Upon application.

#### ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of estate.

#### 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, SDLT or other costs incurred in any transaction.

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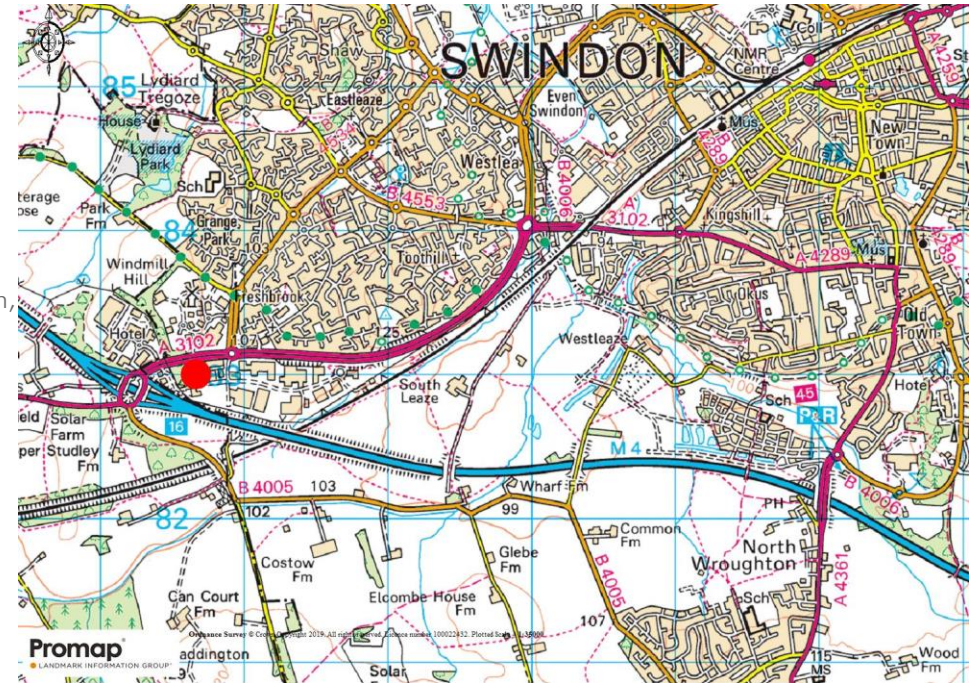
## LOCATION SN5 8YW

### SITUATION

- + Modern estate comprising 14 units off Frankland Road.
- + Situated adjacent to Junction 16 of the M4 motorway.
- + Access to Junction 16 via Frankland Road and A3102.
- + Close to Holiday Inn Express, Double Tree by Hilton, Premier Inn, Beefeater, Subway, Greggs and Costa.
- + Nearby occupiers include BSS Group, Neptune, Chep UK, Catalent, Batleys Cash & Carry, and various car dealerships.

### TRAVEL DISTANCES

- + Junction 16 of the M4 motorway – 0.50 miles (0.80 km)
- + Swindon town centre – 3.80 miles (3.20 km)
- + Bristol – 36.50 miles (58.80 km)
- + London – 82.50 miles (132.80 km)



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