

FOR SALE / TO LET

SPECTROL, GARRARD WAY, GREENBRIDGE, SWINDON, SN3 3HY

loveday

Detached Industrial Unit

59,637 ft²

5,540 m²



LOCATION

Spectrol is situated on Garrard Way, to the east of Swindon town centre on the edge of the Greenbridge Retail & Leisure Park. It's just a few hundred metres from Drakes Way which links the town centre with the A419 Dual Carriageway (approximately 1 mile). Drakes Way is popular with a number of road frontage users, including Big Yellow, The Car Shop and Mercedes Benz.

The A419 connects with the M4 to the south at Junction 15 (approximately 5 miles), the A420 Oxford road (approximately 1 mile) and the M5 to the north at Gloucester.

ACCOMMODATION

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice and provides the following accommodation:-

Warehouse

39,601 sq ft (3,679 sq m)

Ground Floor Offices / Reduced Height Storage

10,033 sq ft (932 sq m)

First Floor Offices

10,003 sq ft (929 sq m)

TOTAL

59,637 sq ft (5,540 sq m)

DESCRIPTION

Spectrol provides a detached steel frame industrial facility on a self-contained site of approximately 3.8 acres. To the front elevation there is a two storey office block with a dedicated car park and separate loading area. To the side there is a large service yard whilst to the west elevation is an area of undeveloped land potentially suitable for further development (subject to necessary consents and approvals).

The property has recently undergone comprehensive refurbishment and features:

Warehouse

- 6m clear height to eaves
- 4 electrically operated level loading doors
- Three phase electricity supply
- Painted floor
- New roof lights
- Direct access to the service yard

Offices

- Reception area with lift to first floor
- Suspended ceilings
- Fully recessed lighting
- Floor boxes and perimeter trunking
- Fully carpeted with heavy duty carpet tiles
- Gas fired central heating
- Separate male and female WCs on each floor

NB The ground floor has been left as shell and provides versatile accommodation suitable for a range of uses.

TERMS

The property is available to purchase on a freehold basis with vacant possession. Alternatively, consideration may be given to a new full repairing and insuring lease.

The quoting price and rent are available on application and are exclusive of VAT and all other costs of occupation.

LEGAL COSTS

All parties are to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

The property is currently assessed as 'Factory and Premises' and has a rateable value of £270,000.

EPC

The property has an EPC rating of D (91).

UTILITIES

Subject to pre-contract verification all mains services including gas and III electricity supply are available to the property.

PLANNING

The property has existing consent for Class E (g) (iii) (formerly Class B1c) light industrial use. Consent was also granted in 2016 for Class B8 warehousing and Car Showroom uses, both of which have now lapsed. Offers subject to the reinstatement of these or other uses may be considered.



For further information or to arrange a viewing contact:

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