



TO LET

Unit 5, Clearwater Business Park

Frankland Road, Blagrove, Swindon SN5 8YZ

Modern Industrial/Workshop Unit – 1,668 sq ft (155 sq m)

Location

Clearwater Business Park forms part of Blagrove Industrial Estate and is situated approximately ½ mile from Junction 16 of the M4 providing easy access to Reading & London to the East and Bristol to the West.

Closeby, there is a Londis convenience store, Subway & a drive thru Costa together with a Doubletree, Holiday Inn Express & Premier Inn Hotels including a Beefeater. Swindon Town Centre is 4 miles to the east via the Great Western Way dual carriageway.

Major occupiers at Blagrove include Catalant, MAN Trucks, Grant and several car dealerships. MKM Builders Merchants and a drive thru Starbucks will open in 2026.

M4 J16



0.5 mile west

**Railway
station**



4 miles

**Swindon
Town Centre**



4 miles



Accommodation

Description

Unit 5 comprises a semi-detached open plan warehouse/workshop with single wc facility. The unit provides an internal eaves height of 5.6m and is accessed via an electrically operated up and over sectional loading door which is 3m wide by 4.8m high and a separate pedestrian door with extensive glazing.

The warehouse has a painted floor and walls. There are hanging sodium lights and the unit benefits from double height glazing to both the front and a side elevations.

There is a reception area leading to a private well appointed office as well as a kitchenette/rest area and a small storeroom. A single disabled wc is situated to the rear of the unit.

There is a 3 phase electricity supply and capped off gas supply.

Externally the unit has 3 allocated car parking spaces plus the loading apron.

The Estate benefits from 24/7 on site security.

Services

We confirm we have not tested any installations and any interested party must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground Floor	1,668	155
TOTAL	1,668	155

Loading Door



Bus Stop 1/2 mile



Onsite Parking



**Eaves height
5.6m**



**Hanging
warehouse
lighting**



WC facilities



24/7 security



Planning | Rates | EPC | Terms

Planning

We understand the property may be suitable for E (Commercial, Business and Service), B2 (General Industrial) and B8 Storage and Warehousing) uses.

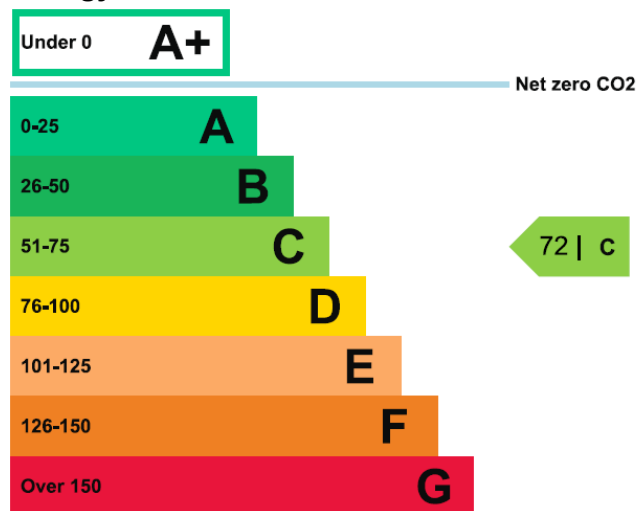
Interested parties are recommended to make their own specific enquiries with the Local Planning Authority, Swindon Borough Council. Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The Valuation Office Agency website describes the property as "Vehicle Repair Workshop and Premises" with a rateable value of £14,500.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate



Properties are given a rating from A+ (most efficient) to G (least efficient).

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Lease/Terms

The unit is available by way of a new full repairing and insuring lease direct from the landlord for a term of years to be agreed at a rent of £18,000 per annum exclusive.

Legal Costs

The ingoing tenant is to make a contribution of £750 plus VAT towards the landlord's legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that any prospective tenant establishes the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the sole agents:



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AK Ref: JDG/DLN/96034 **Date:** January 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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PROPERTY CONSULTANTS

