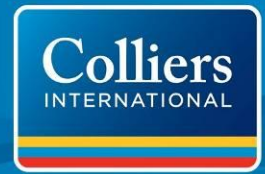


LEASEHOLD

Industrial / Warehouse Units



(Unit 24)



(Unit 25)

Units 24 & 25 Westmead Industrial Estate, Swindon SN5 7YT

- Leasehold
- 3 miles from Junction 16 M4
- Potential to create a secure yard
- Available individually or as a whole

Contact us

Strictly by prior appointment with Colliers International, through:

Tom Watkins

+44 117 917 2028

tom.watkins@colliers.com

Tim Davies

+44 117 917 2048

tim.davies@colliers.com

Colliers International
Ground Floor, Templeback
10 Temple Back
Bristol
BS1 6FL
www.colliers.com/uk/industrial

LOCATION

- Located on the well-established Westmead Industrial estate of B4006 meads way.
- 3 miles from Junction 16 of the M4.
- 2 miles west of Swindon City centre.

DESCRIPTION

- Semi-detached warehouse units.
- Ground and First floor office accommodation
- Amenity areas: WC, Kitchen and Washroom.
- Services include: 3 Phase electricity, drainage, mains water and gas.
- Internal eaves height of 5.5m/18ft.
- 10% translucent roof lights.
- Constructed around a steel portal frame with profile steel wall cladding elevations.
- Access provided by electrically controlled surface level loading doors 3.5m/12ft wide by 4.5m/14ft 6" high.
- Ample car parking outside front elevation.

ACCOMMODATION

The Property has the following approximate gross internal floor area:-

Unit 24

Ground Floor & First Floor 12,633 sq ft (1173 sq m)

Unit 25

Ground Floor & First Floor 7,503 sq ft (697 sq m)

TENURE

The property is available on a leasehold basis for a term to be agreed.

RENT

On application

BUSINESS RATES

Rateable Value Unit 24 £56,500

Rateable Value Unit 25 £37,750

Interested parties are advised to make their own enquiries.

PLANNING

We understand the units can be used for B1 (Light Industrial), B2 (General Industrial) and B8 (General Storage and Distribution) of the Town and Country Planning Use Classes Order 1987.

VAT

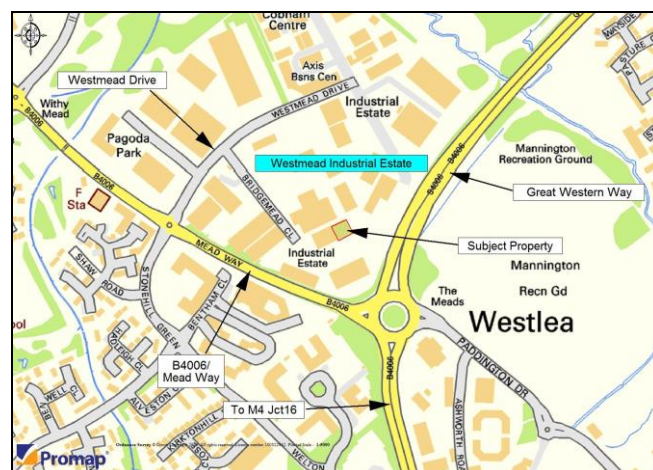
All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

EPC

A copy of the Energy Performance Certificate is available on request.



Subject to Contract 2016