



**1,212.94 sq m (13,056 sq ft)**

## **Property Highlights**

- Two terraced warehouse units on an established industrial estate.
- To be refurbished.
- Located 3 miles from Junction 16 of the M4 motorway.
- Ground and first floor office accommodation with warehouse to the rear.
- 1 roller shutter door per unit (2 total) with separate pedestrian entrances.
- Minimum eaves height of 5.7m.
- Available as individual units or combined as a whole, from April 2023.

For more information, please contact:

**Henry De Teissier**  
+44(0) 786 082 1345  
[henry.deteissier@cushwake.com](mailto:henry.deteissier@cushwake.com)

**Aric Asbridge**  
+44(0) 782 735 6012  
[aric.asbridge@cushwake.com](mailto:aric.asbridge@cushwake.com)

Or contact our joint agents,  
Whitmarsh Lockhart on the  
number below:

**01793 544834**

Pivot+Mark,  
48-52 Baldwin Street,  
Bristol,  
BS1 1QB

[cushmanwakefield.com](http://cushmanwakefield.com)

# TO LET – MODERN WAREHOUSE / INDUSTRIAL PREMISES

Units 6 & 7, Hillmead Industrial  
Park, Swindon, SN5 5FZ

## Location

The property is located within Hillmead Industrial Estate, a well-established industrial and distribution location, in northwest Swindon. Swindon is strategically located on the M4 corridor and the estate benefits from excellent road connections. The estate holds a prominent location onto Mead Way. This road forms one of the principle arterial routes linking north Swindon to the town centre. The property is well connected to Junction 16 of the M4 Motorway which is approximately 3 miles away. The A419 dual-carriageway is also 3 miles to the north which provides a further link to the M4, via Junction 15.

## Description

The property comprises two terraced industrial / warehouse units of steel portal frame construction, configured to provide a combination of warehousing and office accommodation at ground floor level, together with additional office and ancillary accommodation (including WCs and kitchen point) at first floor level. Specification includes:

- Internal eaves height of 5.72m rising to 6.74m at the apex.
- Sectional up and over roller shutter doors (1 per unit) measuring 3.78m x 4m, to the rear of the premises.
- Ground floor open plan office, with WC facilities. First-floor office accommodation, with kitchen and WCs.
- Allocated car parking spaces.

## Mains Services

We understand the unit benefits from all mains services including gas, 3 phase electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

## Energy Performance Certificate

Refurbishment works are being undertaken and an EPC will be available upon completion.

### Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

## Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) on a GIA basis.

Accommodation	sq ft	sq m
<b>Unit 6</b>		
Ground – Warehouse including Office	5,204	606.47
1 <sup>st</sup> – Offices	1,324	123.00
<b>Unit 7</b>		
Ground – Warehouse including Office	5,204	606.47
1 <sup>st</sup> - Offices	1,324	123.00
<b>OVERALL TOTAL</b>	<b>13,056</b>	<b>1,212.94</b>

The units can be offered on an individual basis or combined as a whole.

## Quoting Rent

£111,000 per annum

## Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

## Business Rates

Rateable value (1<sup>st</sup> April 2023) = £77,500

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.





**CUSHMAN &  
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**PLANS ARE MARKED FOR IDENTIFICATION PURPOSES ONLY**



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