# JAMES WATT 31

JAMES WATT CLOSE
SWINDON | WILTSHIRE | SN2 1DZ




31,741 SQFT
(2,946.3 sq m)

## TO LET

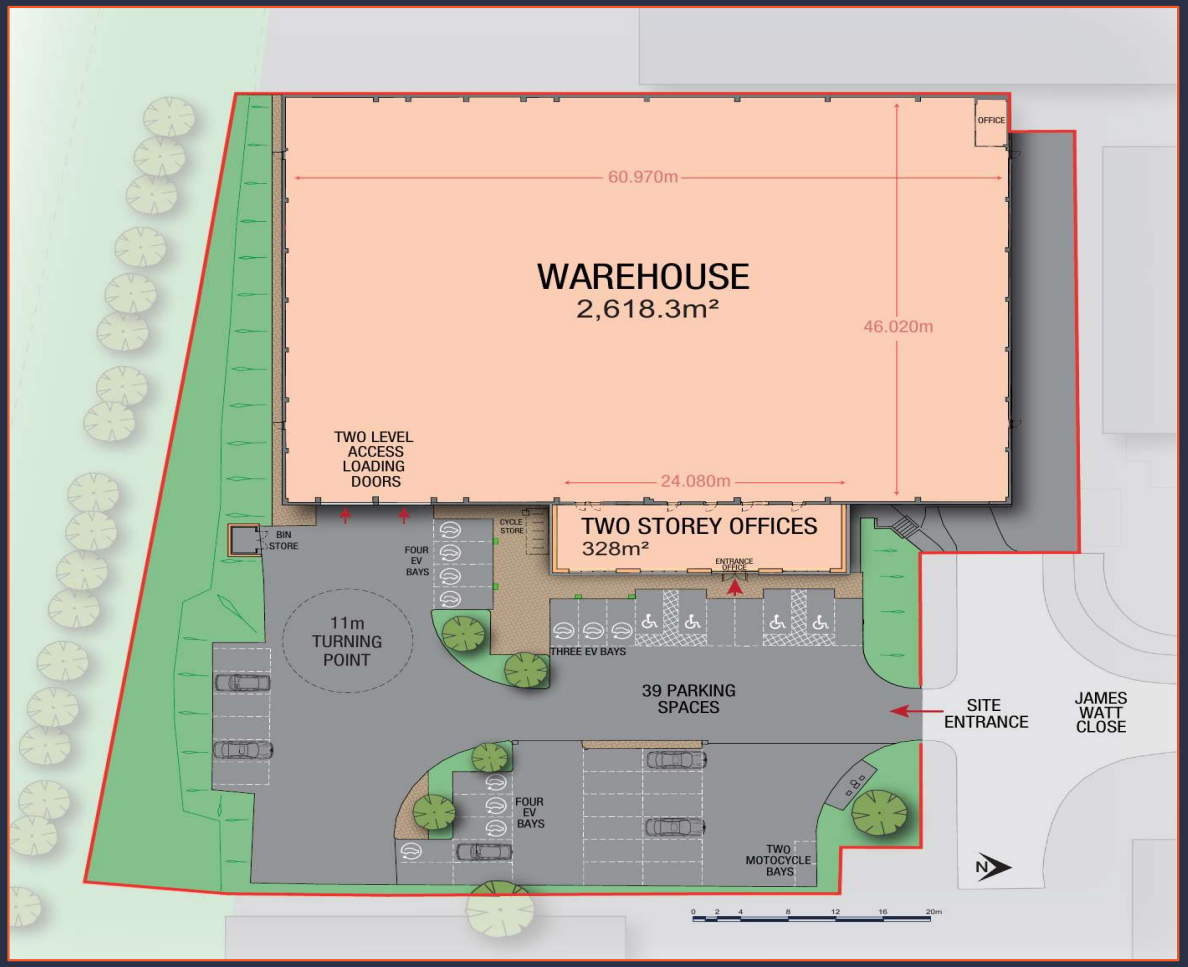
- Comprehensively refurbished warehouse
- New roof & cladding
- Large secure yard
- Brand new office block
- 276 KVA
- 39 parking spaces

# THE WAREHOUSE

James Watt 31 comprises a self-contained industrial unit which has undergone comprehensive refurbishment including a new roof.

- 2 loading doors
- 39 parking spaces
- 1.29 acre plot
- 11 EV charging points
- Large secure yard
- 276 KVA power supply
- 6m eaves height
- New roof & cladding

| Area | Sq ft | Sq m |
|---|---|---|
| Warehouse | 28,183 | 2,618.3 |
| Ground Floor Office | 1,816 | 168.7 |
| First Floor Amenity | 1,715 | 159.3 |
| **Total (GIA)** | **31,714** | **2,946.3** |








NEWCOMBE DRIVE
JAMES WATT CLOSE

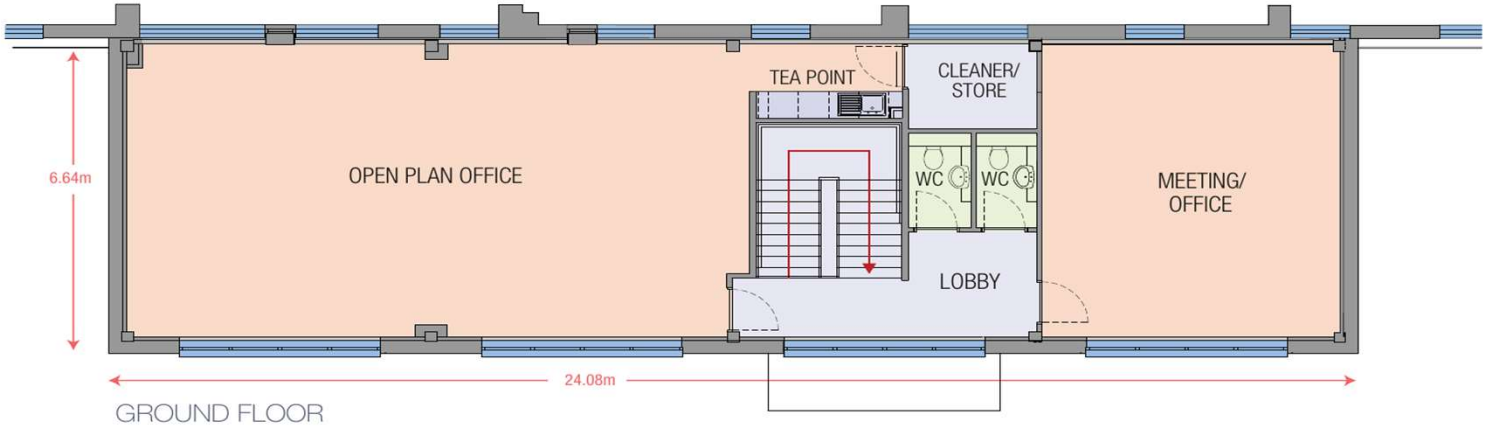


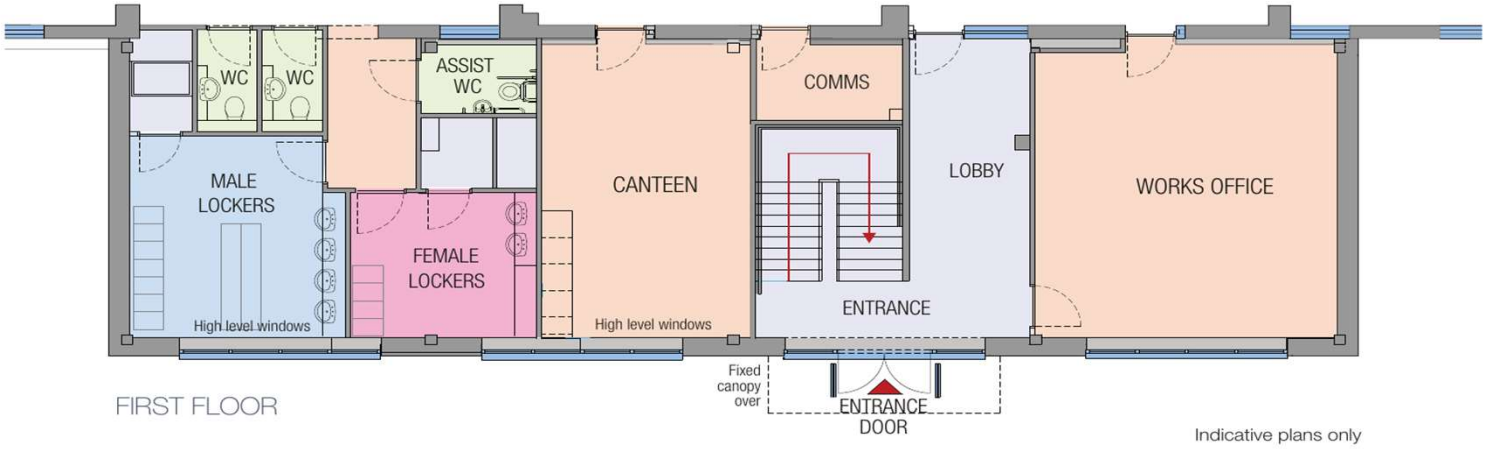

TO LET

# THE OFFICES

Built as part of the refurbishment, James Watt 31's brand new office block offers two floors of modern office accommodation and ancillary space, incorporating meeting rooms, two kitchenettes, changing facilities, showers and WCs.

- 2x Kitchenettes
- Changing Rooms
- Ground & First Floor WCs
- Open Plan Office
- Meeting Room
- Modern Entrance/Reception



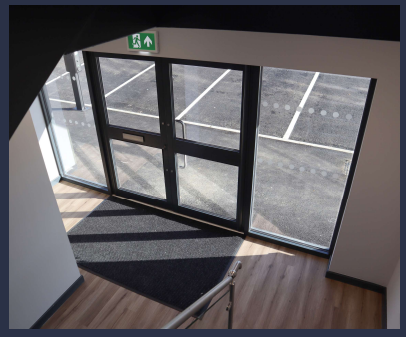

Indicative plans only













# THE LOCATION




SAT NAV: SN2 1DZ




James Watt 31 is situated on the Hawksworth Industrial Estate in Swindon, an established industrial and employment location, reached via the Great Western Way. Junction 16 of the M4 is 3.5 miles to the south, and Swindon station and town centre are around 1.5 miles to the west.

| CITIES | | |
|---|---|---|
| London | 81 miles | 1 hr 53 mins |
| Bristol | 39 miles | 45 mins |
| Birmingham | 92 miles | 1 hr 39 mins |
| Oxford | 31 miles | 55 mins |
| Gloucester | 34 miles | 47 mins |

| MOTORWAYS | | |
|---|---|---|
| J.15 M4 | 4.7 miles | 13 mins |
| J.16 M4 | 3.5 miles | 10 mins |
| J.4 M4 | 64 miles | 1 hr 21 mins |
| J.9 M40 | 38 miles | 58 mins |
| J.11a M5 | 32 miles | 42 mins |



## TERMS

The property is available by way of a new FRI lease on terms to be agreed. The freehold may also be available for sale.

## RATEABLE VALUE

To be re-assessed following the refurbishment.

## EPC

EPC A rating

## ANTI MONEY LAUNDERING

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## FOR VIEWINGS AND MORE INFORMATION, PLEASE CONTACT: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