



FULLY REFURBISHED EPC A

CAR ENTRANCE ↓

HGV ENTRANCE ↑

# THE ARK GROUNDWELL SWINDON

DETACHED WAREHOUSE  
FACILITY TO LET  
112,499 SQ FT (10,451 SQ M)  
ON APPROXIMATELY 6.2 ACRES (2.49 HECTARES)





**Groundwell Industrial Estate** is well located in Swindon town, adjoining the A419 and A4311 approximately 6 miles from Junction 15 of the M4.





# DISTRIBUTION & LOGISTICS WAREHOUSE

ARKWRIGHT ROAD | GROUNDWELL INDUSTRIAL ESTATE | SWINDON | SN25 5BE

The site comprises a self contained distribution and logistics property with an extensive yard and associated parking.

The Warehouse property consists of a steel portal frame warehouse in two elements, the main area provides an internal eaves height of c 8m, the eastern element of the warehouse provides a high bay eaves height of c11.5m.

The property is accessed via 13 dock level, 3 loading doors on the southern elevation with additional level loading doors on the southern and eastern elevations

Within the warehouse area there is additional administration and works offices fitted, together with WC and ancillary areas.



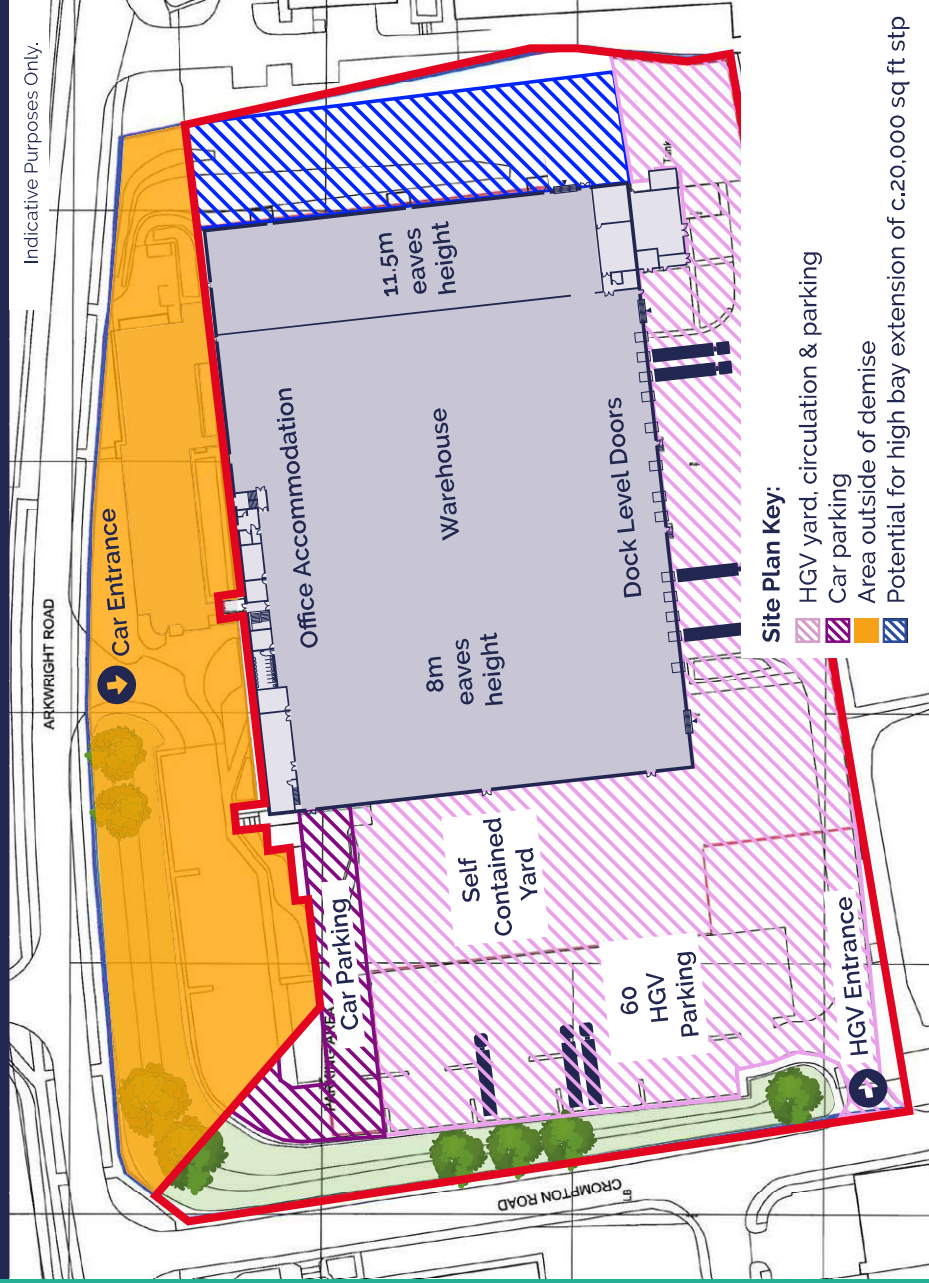


# 112,499 SQ FT (10,451 SQ M) AVAILABLE TO LET

The principle building is 112,499 sq ft (10,451 sq m), the property has two vehicle entrances accessing the yard and car parking for split vehicle movements.

| Warehouse 1 & 2                  | Sq ft          | Sq m             |
|----------------------------------|----------------|------------------|
| Warehouse 8m                     | 82,967         | 7,707.82         |
| Warehouse 11.5m                  | 17,255         | 1,603.02         |
| Warehouse Offices (Ground Floor) | 4,285          | 398.04           |
| Warehouse Offices (First Floor)  | 6,183          | 574.42           |
| Rear Store                       | 1,809          | 168.05           |
| <b>Total</b>                     | <b>112,499</b> | <b>10,451.35</b> |

Please note that all measurements are approximately and given on a gross internal basis in accordance with the RICS Code of Measuring Practice.



Self-contained secure site with two entrances



60 HGV parking spaces



85 car parking spaces



13 docks and 3 level loading doors



Main warehouse eaves of 8.0m & High Bay eaves of 11.5m



Building has an EPC of A



CCTV and access controlled site



90kNm2 floor loading across entire Warehouse area



Site area of 6.2 acres (2.49 hectares)





Swindon holds a strategic location on the M4 corridor, conveniently located between Junctions 15 and 16 of the M4.



Swindon town centre is approximately 4 miles to the south. Gloucester and Junction 11A of the M5 are approximately 37 miles via the A419 and A417. London is approximately 80 miles to the east and Bristol 45 miles to the west.

Groundwell Industrial Estate forms one of the principle employment areas within Swindon. Other notable occupiers include Indipac Logistics, BG Automotive, Wasdell Packaging Ltd.



indipac logistics ltd



**Waddell**  
Group

SAT NAV: SN25 5BE  
What3Words: ///Forklift.Bunk.Violin



# FURTHER INFORMATION

## TENURE

The property is available to let on a new full repairing and insuring lease.

## BUSINESS RATES

To be confirmed.

## QUOTING TERMS

Please contact the agents for quoting rentals.

## LEGAL COSTS

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

## EPC

EPC A rating.

## ANTI-MONEY LAUNDERING

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

# CONTACT THE AGENTS

For further information please contact the agents:



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