

The Island

Comprehensively refurbished
and repositioned

To Let/may Sell

66,000 Sq ft
(6,131 Sq m)



Extensively refurbished
throughout



Secure self-
contained site



Large
secure yard



11 loading
doors



Landmark roundabout
position



Excellent profile
+ visibility



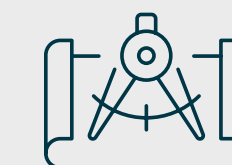
Ready for immediate
occupation



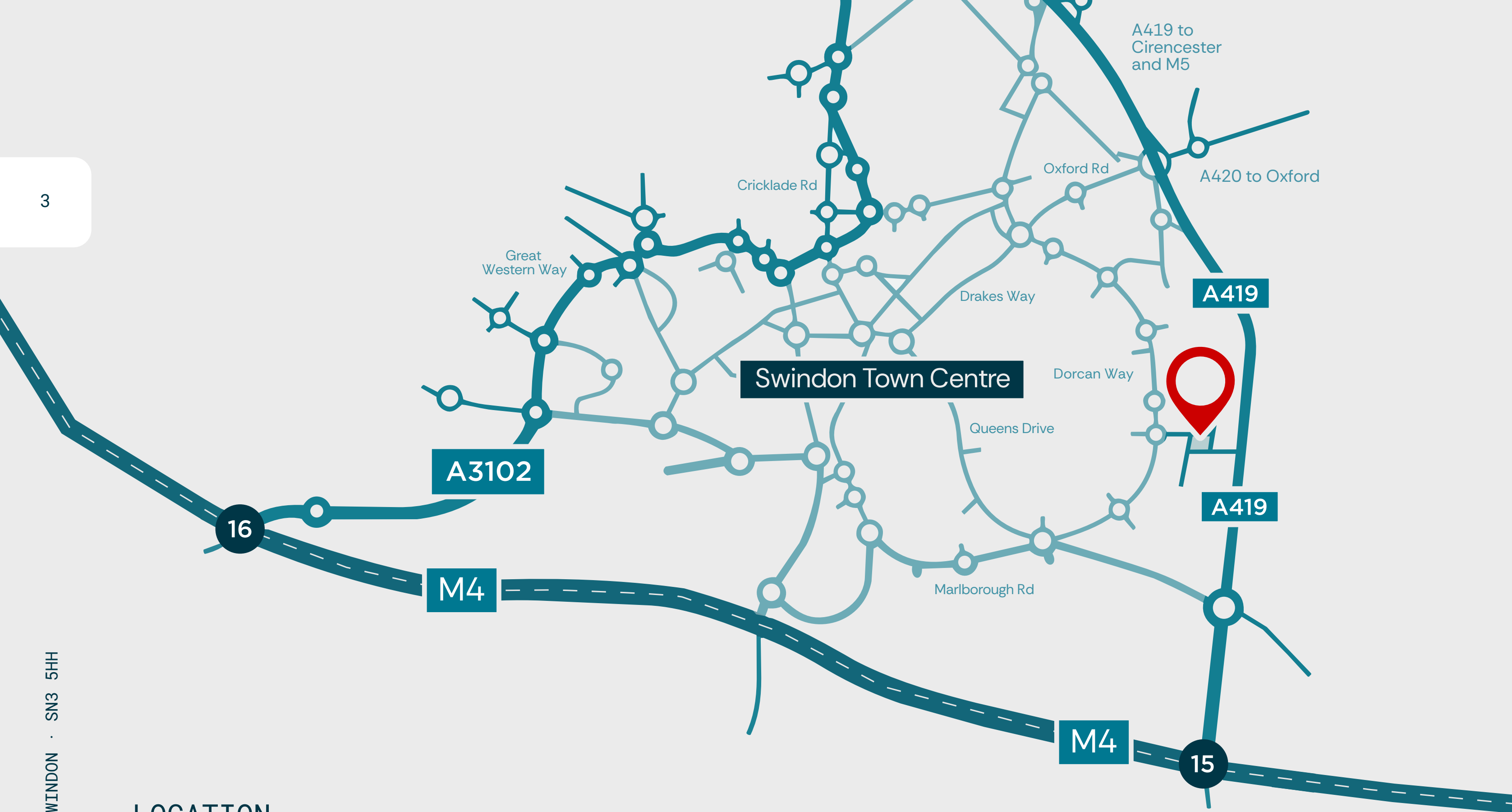
Dorcan Industrial Estate Swindon · SN3 5HH

TO LET

A rare opportunity to occupy a comprehensively repositioned industrial facility, including the creation of a substantial new loading yard in a prominent location.



Extensively refurbished
throughout



LOCATION

The Island occupies one of the principal roundabouts on Dorcan Industrial Estate, giving it exceptional visibility and profile on its own self-contained site, positioned within the Estate.

Swindon forms one of the key commercial locations in Southern England being strategically located along the M4 corridor. The town has excellent road communications and is served by both Junctions 15 and 16 of the M4, which provides direct access to the M25 motorway and London to the east and to Bristol and South Wales to the west.

Dorcan Industrial Estate has direct access to the A419 dual carriageway, approximately 1 ½ miles from junction 15. The A417/419 truck roads links to junction 11A of the M5, providing excellent communications to the north.



Dorcan Industrial Estate
Swindon · SN3 5HH

Prominently located at the front of the estate within 1 minute of A419 and 5 minutes from M4

[///landings.overhear.crew](http://landings.overhear.crew)

what3words.com



Other major occupiers include:

Royal Mail + TE Connectivity
+ Nolan Transport + DHL + more



DESCRIPTION



The Island comprises a detached, self-contained, extensively refurbished industrial warehouse set within a large secure service yard. The comprehensive refurbishment programme has transformed the property into a modern, high-quality industrial facility, including a new roof, replacement of the roof and external cladding, and significant warehouse upgrades.

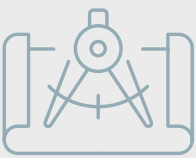
Constructed with a steel portal frame and insulated metal cladding, the warehouse provides an internal eaves height of approximately 5.5m.

A redundant office building was demolished. This created a substantial new service and loading yard. Four new 6m loading doors were installed as part of the reconfiguration. The operational functionality of the site has been significantly improved as a result. The property now benefits from an exceptional loading provision, with 11 loading doors comprising a combination of dock loading, level access and floor loading, including four new 6m loading doors.

Occupying a prominent position on one of the principal roundabouts within Dorcan Industrial Estate, The Island offers outstanding visibility and profile, making it well suited to industrial, manufacturing, logistics and trade counter occupiers. The property is immediately available for occupation with minimal capital expenditure required by an incoming tenant.



KEY FEATURES



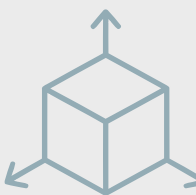
Extensively refurbished throughout



Modern warehouse accommodation



Steel portal frame construction



5.5m minimum internal eaves height



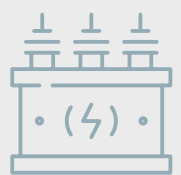
4 dock and 7 ground floor loading doors



Dock, level & floor loading



New LED lighting throughout

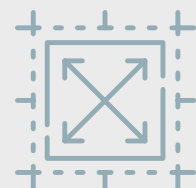


180 kVA power supply

Details of upgrade can be provided on request.



Parking for 100+ cars



Low 35% site coverage



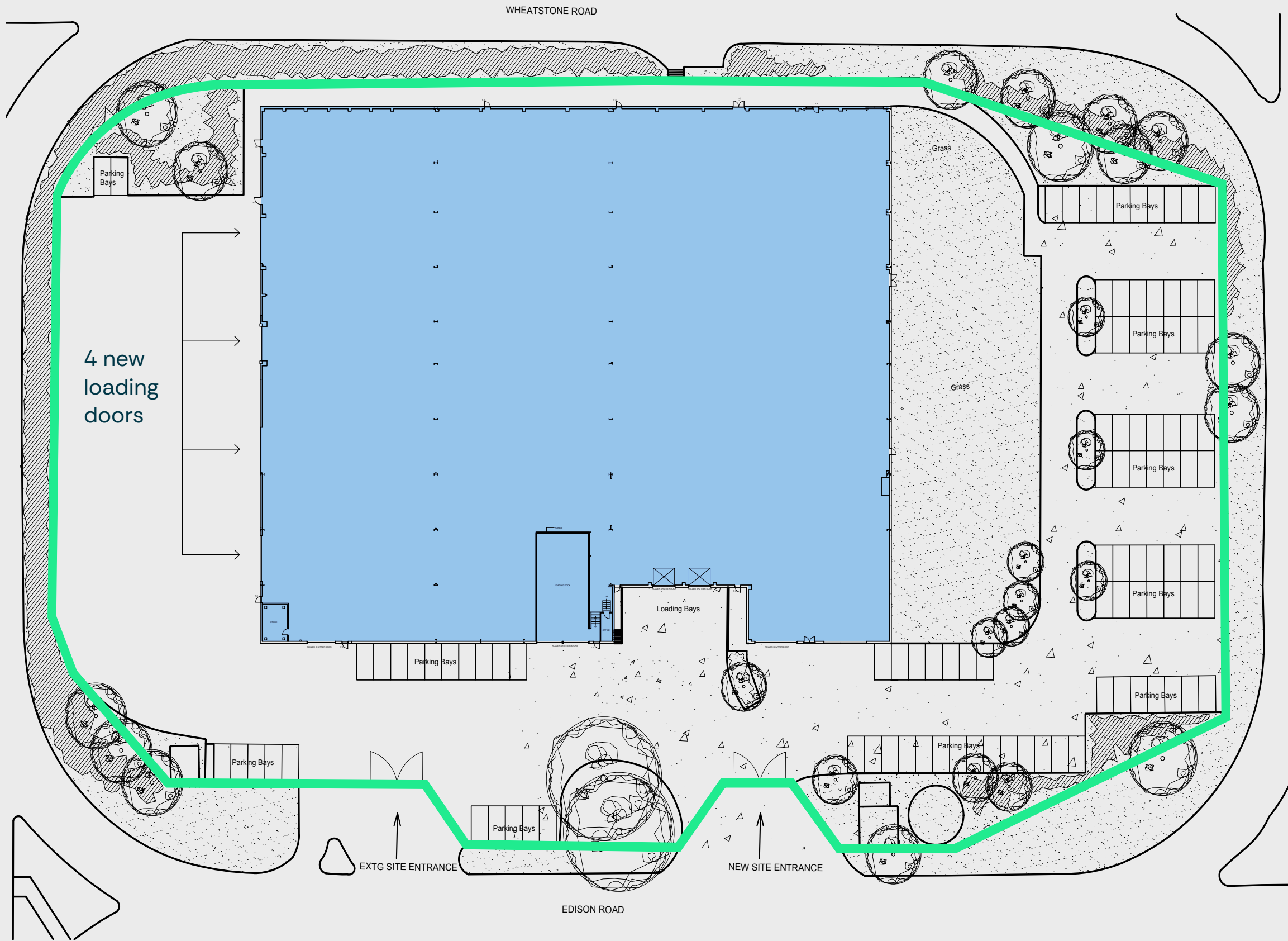
New roof & replacement cladding systems

ACCOMMODATION SCHEDULE

Site Area 4.33 Acres



Total 66,000 Sq ft (6,131 Sq m)







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Further information

EPC

Energy performance certificates to be updated.

Terms

The properties are available to let on a new full repairing and insuring lease. The freehold interest may also be available for sale.

Money Laundering

A tenant will be required to provide information necessary to comply with the Anti-Money Laundering Legislation.

Business Rates

New business rates assessments will be provided on the unit.

Legal Costs

Each party will bear their own.

Contact & Viewing



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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Brochure: July 2026

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