

UNIT 10B

VISCOUNT WAY

SOUTH MARSTON PARK
SWINDON SN3 4TN

 rosette.rock.unloading



MODERN HIGH BAY WAREHOUSE FACILITY

TO LET

35,832 sq ft

3,329 sq m

TO LET

UNIT 10B

VISCOUNT WAY

Unit 10B offers the opportunity of a modern, refurbished warehouse facility on a secure site totalling **35,832 sq ft**



Location

Swindon holds an excellent location between Junctions 15 and 16 of the M4 motorway. The M25 and London is approximately 60 miles to the east and Bristol 40 miles to the west.

Access to South Marston Park is gained via Junction 15 and the A419 dual carriageway. Swindon town centre is approximately 3 miles away with its mainline train station.

Unit 10B-2 is accessed via Viscount Way through a gated entrance.



Description

Unit 10B offers the opportunity of a modern, refurbished warehouse facility on a secure site. The unit is of steel portal frame construction with profile clad and rendered brick elevations.

Internally the warehouse has a minimum clear eaves height of approx. 9.5m. Commercial vehicle access to the building comprises 3 dock level loading doors and 2 surface level loading doors.

To the front there is a fitted two storey office accommodation with reception, WC facilities, kitchenette/canteen facilities and pedestrian lift.

There is a 3-phase power supply with 137 kVA and LED lighting throughout.

Externally there is a concrete service and parking yard area together with a car parking area for a minimum of 16 cars.

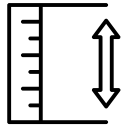
The site is fenced with security gates.



Specifications



EPC: B



9.5m eaves height



Steel portal frame with first floor mezzanine office



To be refurbished, PC/Available June 2026



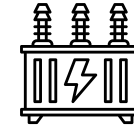
3 dock level loading doors



2 level access loading doors



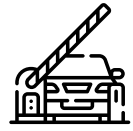
Constructed 2018



137kVA power supply



16 car parking bays

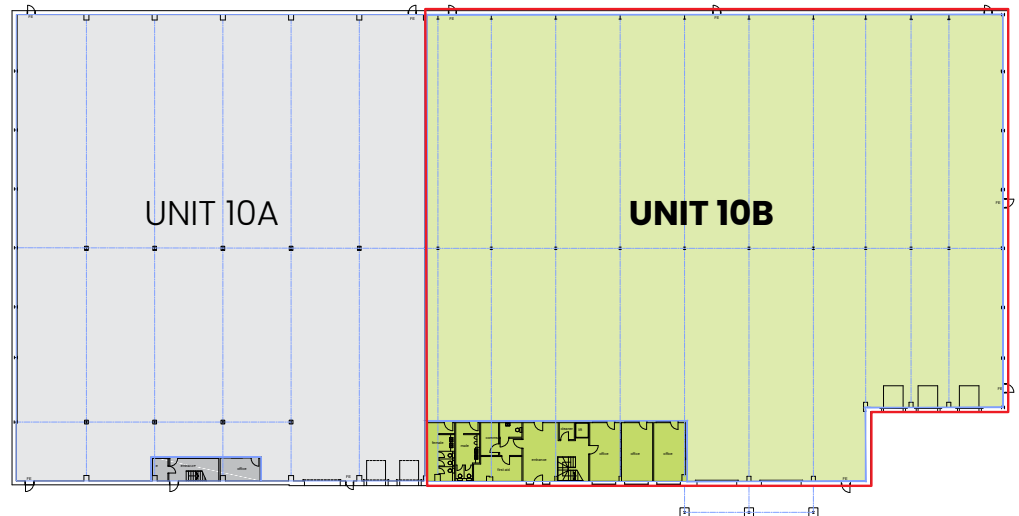


Secure site and dedicated access



Accommodation

	sq m	sq ft
Ground Floor		
Warehouse	2952.38	31,779
Reception/Offices/WC	192.49	2,072
First Floor		
Offices/Canteen/WC	184.03	1981
Total	3328.9	35,832



EPC

B

Tenure

The property is available to let on a new full repairing and insuring lease agreement for a term of years to be agreed.

Legal Costs

Each party to bear its own legal costs in the transaction.



Viewings

Viewings and further information is strictly by prior appointment through the agents:

Paul Whitmarsh MRICS

07880 728181

paul@whitmarshlockhart.com

Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com



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