JAMES WATT 31

JAMES WATT CLOSE
SWINDON | WILTSHIRE | SN2 1DZ



31,741 SQFT
(2,946.3 sq m)

TO LET

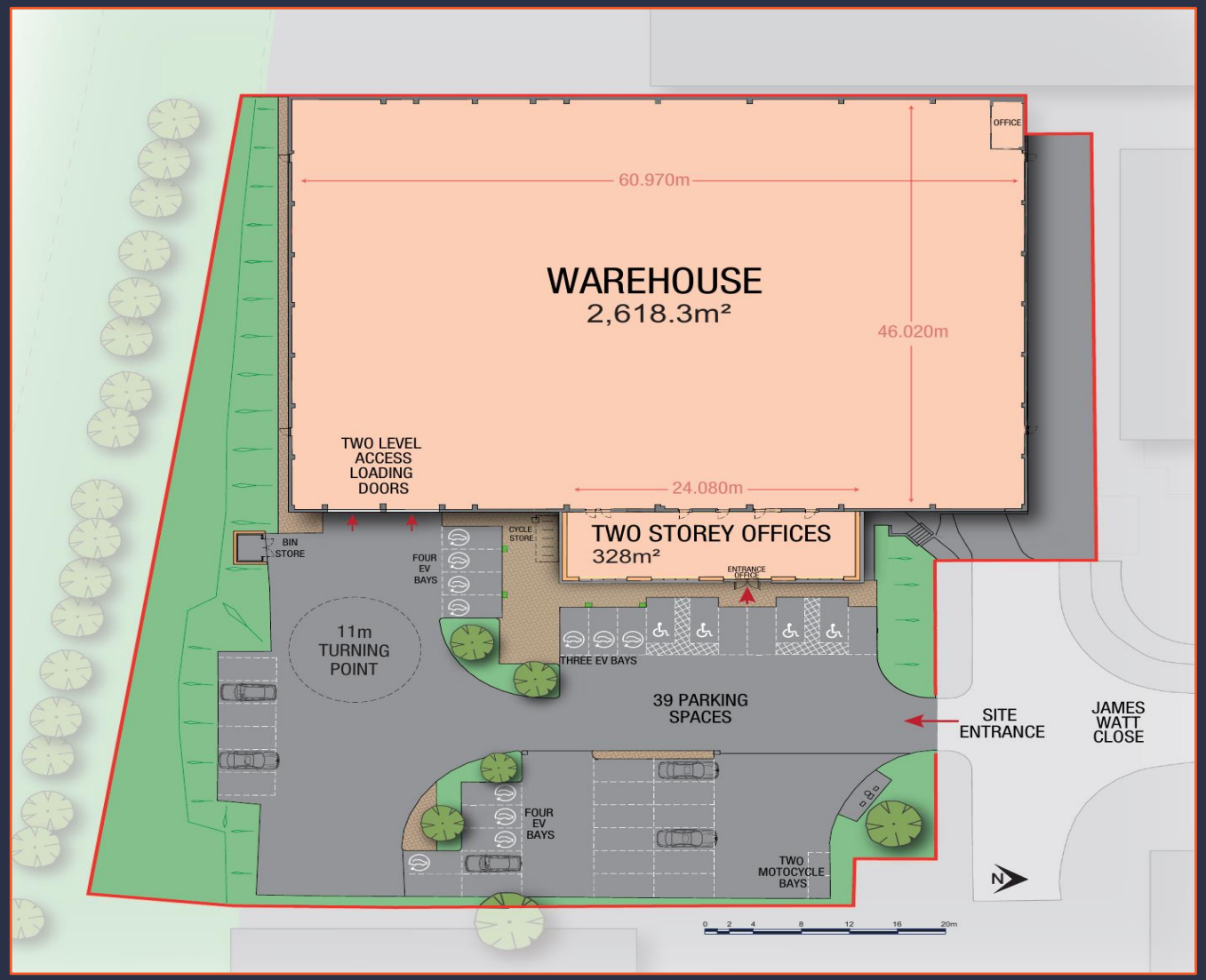
- Comprehensively refurbished warehouse
- New roof & cladding
- Large secure yard
- Brand new office block
- 276 KVA
- 39 parking spaces

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








HAWKSWORTH WAY
NEWCOMBE DRIVE
JAMES WATT CLOSE

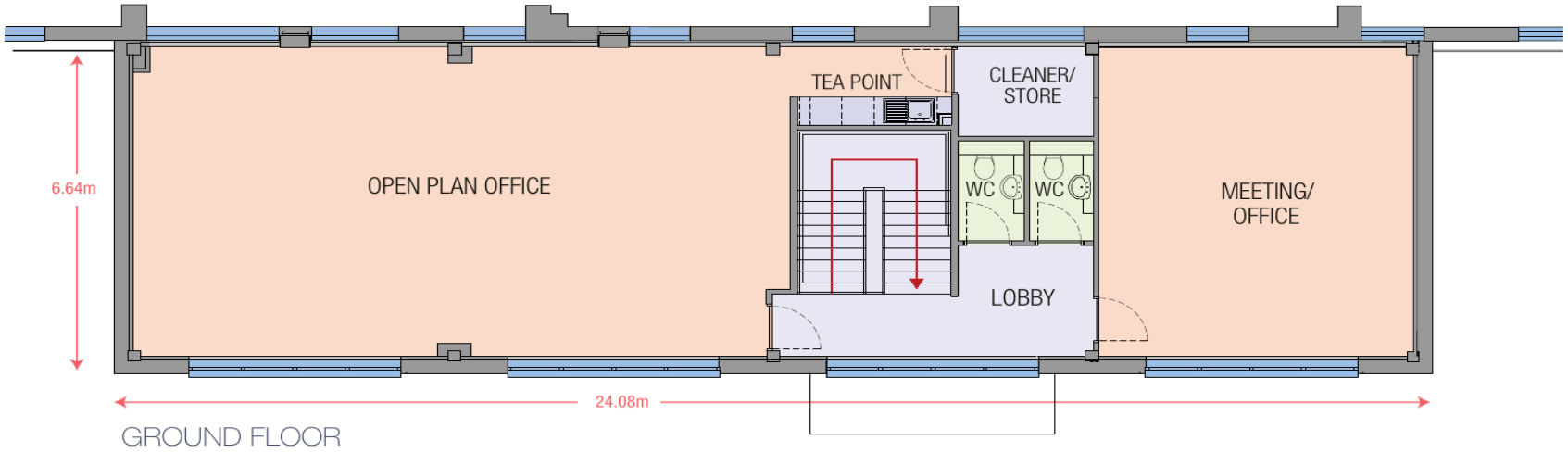


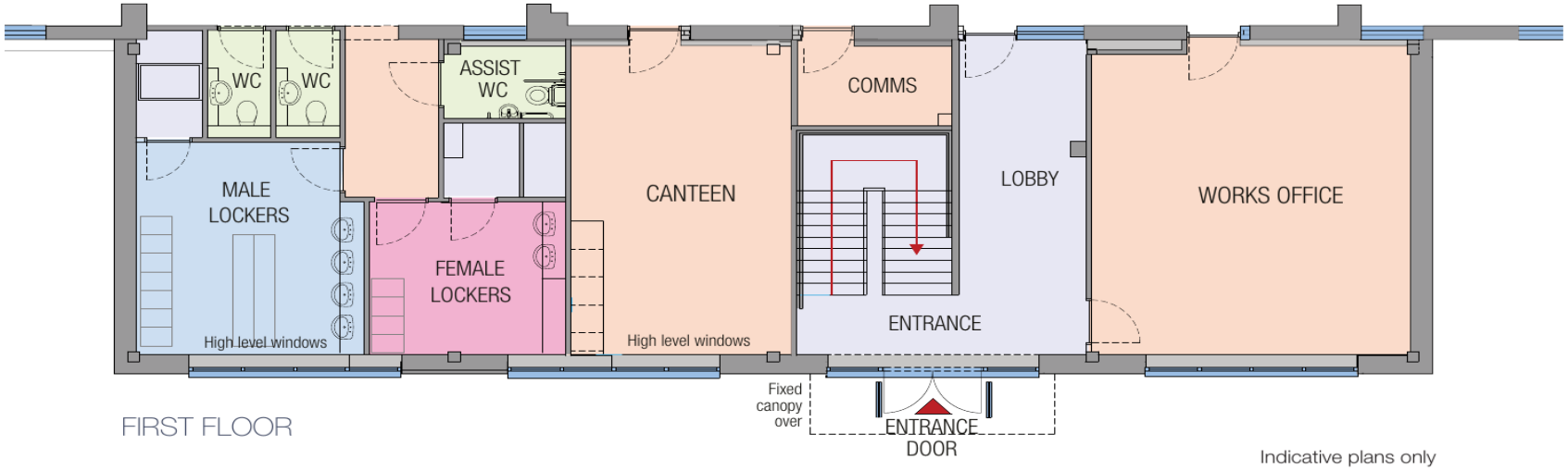

TO LET

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





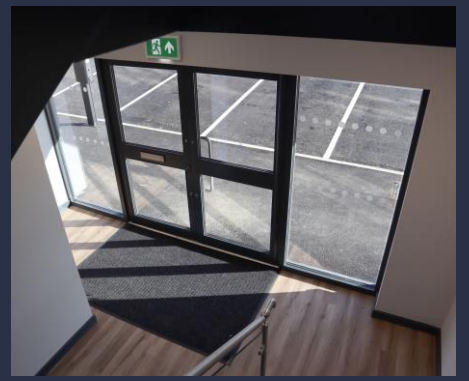
Indicative plans only









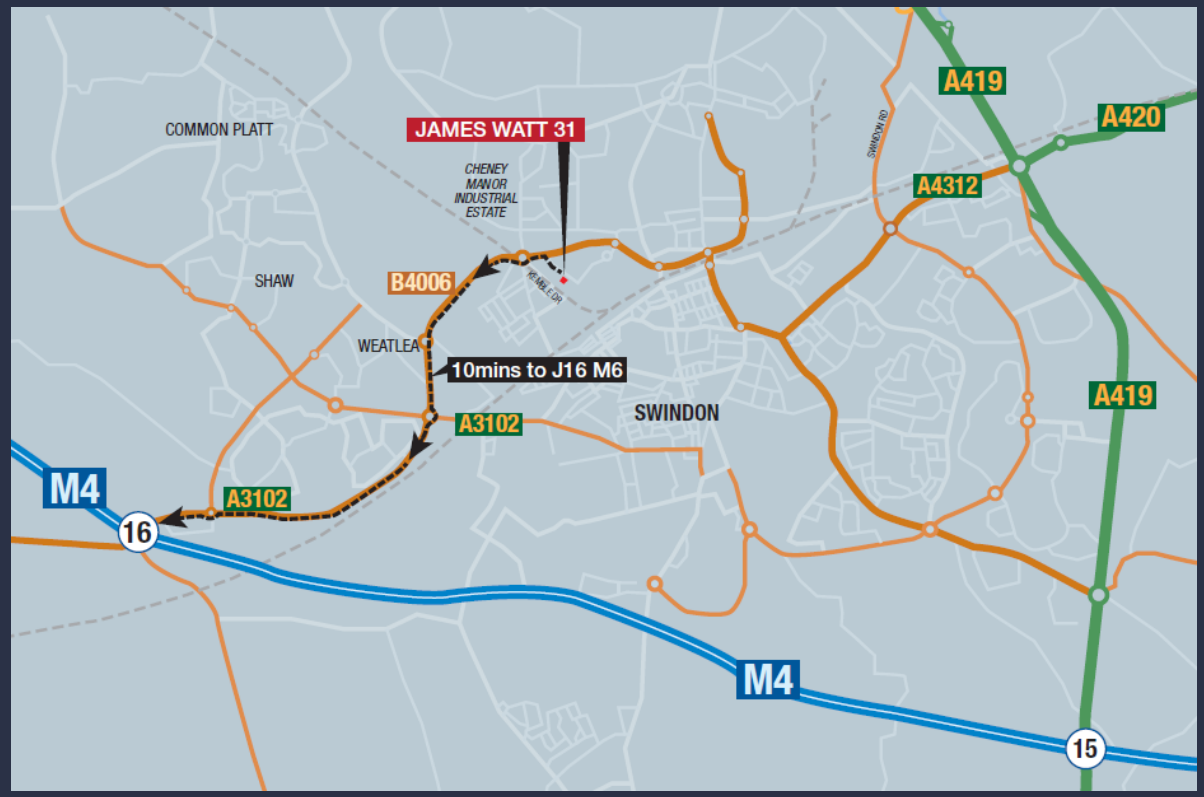




THE LOCATION



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:

JLL
0117 927 6691
property.jll.co.uk

Chris Yates
+44 (0)7850 658 050
Chris.yates@jll.com

Sophie Parsons
+44 (0)7709 507 300
sophie.parsons@jll.com

Whitmarsh Lockhart
Commercial Property Advisors
01793 541000
www.whitmarshlockhart.com

Paul Whitmarsh
+44 (0)1793 541 000
paul@whitmarshlockhart.com

Chris Brooks
+44 (0)7733 114 566
chris@whitmarshlockhart.com

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by JLL or WL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor WL has any authority to make any representations about the property. No responsibility or liability is or will be accepted by JLL or WL, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 JLL or WL may be required to establish the identity and source of funds of all parties to property transactions. 11/26.