

BERKELEY HOUSE

HUNTS RISE, SOUTH MARSTON PARK, SWINDON, SN3 4TG



FOR SALE | BUSINESS CENTRE/FUTURE REDEVELOPMENT OPPORTUNITY

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Strategically located in Swindon with excellent access to the M4 motorway and wider motorway network.
- Well located business centre investment
- Situated on South Marston Business Park, one of Swindon's premier industrial and distribution locations.
- Freehold site extending to 3.09 acres (1.25 ha).
- Total accommodation of 41,673 sq ft (3,871 sq m) comprising offices, industrial units, warehouse space and an on-site café.
- Benefits from 99 on-site car parking spaces.
- Asset management opportunities through rental growth, let vacant areas and improved cost recovery. The building is one of the last remaining World War II-era buildings on a substantial site, offering significant potential for future redevelopment.
- Producing a current net income of £259,557.44 per annum.

PROPOSAL

Offers sought in excess of **£1,900,000**
(One Million Nine Hundred Thousand Pounds),
reflecting an attractive Net Initial Yield of **13.06%**
and a low capital value of **£46 per sq ft.**





LOCATION

Swindon is the principal commercial centre of Wiltshire, strategically positioned in the heart of the M4 corridor, approximately midway between London and Bristol. The town benefits from excellent road communications, lying immediately north of Junctions 15 and 16 of the M4 motorway. Reading is approximately 40 miles to the east, with Bristol approximately 40 miles to the west, making Swindon a well connected and established business location.



Swindon benefits from excellent communication links to the national road network with the town centre being accessed directly via Junctions 15 and 16 of the M4 motorway. The A417/A419 connects Swindon to the M5, Cheltenham and Gloucester.



Swindon is located on the Great Western Railway line with fast and frequent services from London Paddington. The average journey is 1 hour 5 minutes with a fastest journey time of 51 minutes. There are also frequent trains to major centres, including Birmingham, Bristol, Cardiff and Reading.



Bristol Airport, located about 50 miles west of Swindon, offers both domestic and international flights. It is accessible by car or train. London Heathrow Airport is approximately 75 miles to the east, and London Gatwick is approximately 100 miles, both offering a wide range of international flights. Swindon is well-served by rail to Heathrow via the Paddington-Heathrow Express route.



SITUATION

The property is located on South Marston Business Park, approximately 2 miles (3.2 km) north-east of Swindon town centre. It benefits from excellent access to the A419 and Junction 15 of the M4 motorway.

Prominently positioned on the western side of Hunts Rise, opposite its junction with Spitfire Way, the estate is one of Swindon's premier industrial and distribution locations. Major occupiers include Aldi, Mercedes-Benz, Nissin Foods, GS Yuasa and Renault.



DESCRIPTION

The property comprises a refurbished business centre providing a mix of office suites, industrial units, warehouse accommodation, storage space and a café, all centred around a large secure yard accessed from Hunts Rise.

The property extends to approximately 41,673sq ft (3,871 sq m) and benefits from 99 on-site car parking spaces.



SITE AREA

The property occupies a site of approximately 3.09 acres (1.25ha).



TENANCY SCHEDULE

Berkeley House	Tenancy	Area SQ FT	Term Length	Term Start Date	Term Expiry Date	Rent (£/annum)	Rent (£/area unit)
WH-1	Halfords/The Lodge Tyre Company Ltd	5,911	5 Years, 2 Days	03/04/2023	04/04/2028	£30,000.00	£5.08/ft ²
WH-2	Raza Ahmed	10,699	3 Years	01/09/2026	31/05/2029	£42,600.00	£3.98/ft ²
Office 1	Swindon Grappling Academy	2,647	3 Years	01/05/2026	30/04/2029	£25,200.00	£9.52/ft ²
Office 4	K&C Homecare	462	1 Year	20/03/2026	19/03/2027	£4,140.00	£8.96/ft ²
Office 5	TXTSPACE LTD	275	3 Months Rolling	13/07/2026		£2,760.00	£10.04/ft ²
Office 7	Sustain Security Services	274	1 Year	31/07/2026		£4,200.00	£15.33/ft ²
Office 10	KEC Dynamics Ltd	259	2 Years	12/04/2025	11/04/2027	£4,950.84	£19.12/ft ²
Office 12	Horn Furniture UK	271	1 Year	01/03/2026	28/02/2027	£3,969.00	£14.65/ft ²
Office 12A	Swindon Care Services	276	1 Year Rolling	06/05/2026		£3,840.00	£13.91/ft ²
Office 14	Homeease Care Solutions Limited	276	1 Year	01/03/2026	28/02/2027	£3,600.00	£13.04/ft ²
Office 15	Balgay Ltd T/A Bright and Beautiful Highworth	439	14 Months	01/02/2026	31/03/2027	£5,712.00	£13.01/ft ²
Unit 17-19	Scanna MSC	2,606	1 Year	01/10/2025	30/09/2026	£15,828.00	£6.07/ft ²
Unit 20	Steve Hurst T/A GWR Motorsport	960	1 Year Rolling	07/03/2026		£7,776.00	£8.10/ft ²
Unit 27	Keelan Barron T/A Simply Spacial	850		12/08/2025	11/08/2026	£6,300.00	£7.41/ft ²
Unit 28	Richard Whitefoot	425	1 Year Rolling	01/03/2025		£3,600.00	£8.47/ft ²
Unit 29	Stephen Hawker T/A Artisan Loft Ladders	437	1 Year Rolling	31/07/2026		£4,320.00	£9.89/ft ²
Unit 30	KP Components Ltd	1,244	1 Year	01/11/2025	31/10/2026	£14,817.60	£11.91/ft ²
Unit 31	DS Total Solutions Ltd	1,200	65 Weeks	01/07/2025	30/09/2026	£14,400.00	£12.00/ft ²
Unit 32	Key Resource Ltd	369	1 Year	15/06/2025	14/06/2026	£3,480.00	£9.43/ft ²
Unit 41 & 42	Equipping Pastors Worldwide	2,024	2 Years	01/05/2025	30/04/2027	£15,864.00	£7.83/ft ²
Unit 43	Bluedot Express Logistics	868	2 Years	01/10/2025	30/09/2027	£5,280.00	£6.08/ft ²
Office 44 & Unit 33	Satellite & Space Consulting Ltd	742	1 Year	01/06/2025	31/05/2026	£7,800.00	£12.56/ft ²
Office 45, 45A & Unit 34	Storvik FM Limited	1,709	1 Year	12/01/2026	11/01/2027	£18,000.00	£10.53/ft ²
Café & Store E	TJ's Café Limited	1,290	1095 Days Rolling	01/03/2021		£10,920.00	£8.40/ft ²
	Total Occupied Area	36,513					
	Total Income					£259,557.44	

WH-2 fixed uplift at year 2 to £57,300 pa, year 3 £72,000 pa thereafter OMV.

VACANT AREAS

Berkeley House	Area Sq Ft
Office 2	282
Office 3	386
Office 6	274
Office 8 & 9	546
Office 11	378
Office 12D & 12E	870
Office 16	731
Office 16A	275
Office 46-46A	772
Office 47	386
Store A	30
Store B	30
Store C	30
Store D	63
Store F	35
Store G	35
Store H	37
TOTAL	5,160





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TENURE

Freehold

Title Number: WT177999



EPC

Available upon request.

VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

PROPOSAL

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FOR FURTHER INFORMATION CONTACT:

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RIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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