

To Be Refurbished

Warehouse Distribution Facility **To Let**

284,459 sq ft (26,427 sq m)
on 13.8 acres (5.58 Ha)

Available Q4 2026

Lydiard Fields, Swindon, SN5 8UB



S W I N D O N 2 8 5

A WELL ESTABLISHED DISTRIBUTION HUB

Situated in Swindon's prime industrial hub, this refurbished unit offers exceptional connectivity, high-specification facilities, and a strategic location for businesses looking to thrive. With excellent access to major transport links, a skilled local workforce, and strong power capacity, this unit is designed to support efficient operations across a range of industries. Whether for manufacturing, logistics, or distribution, this space provides the perfect blend of functionality and convenience to drive business success.



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12.3m Clear height
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4 Level access doors
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37 Dock level doors
- 

Steel portal frame
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Two storey offices
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48-58M Concrete Yard
- 

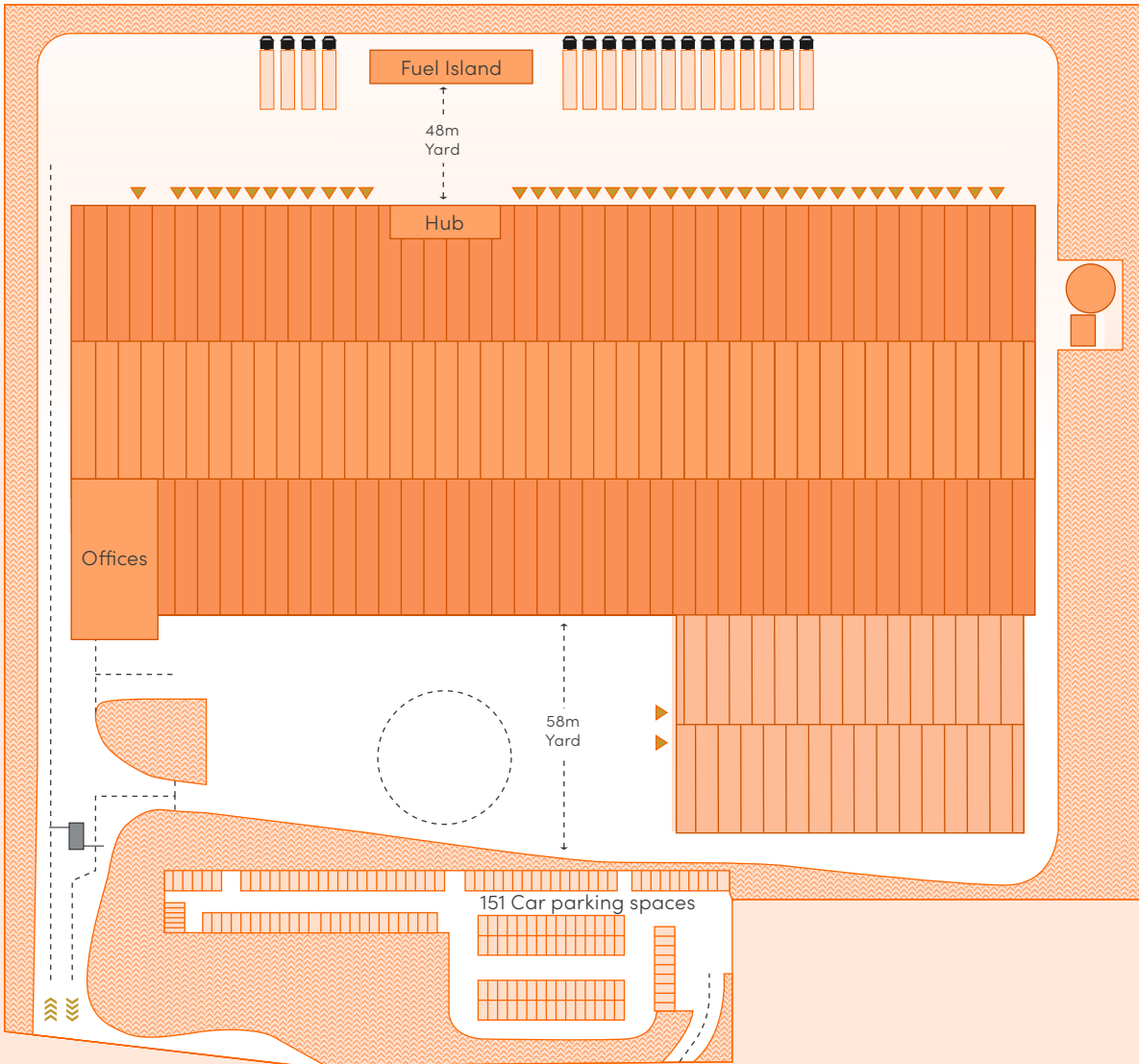
Fully secure site & gatehouse
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151 Car & 50 HGV parking spaces
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Sprinkler system
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EPC Available On Request

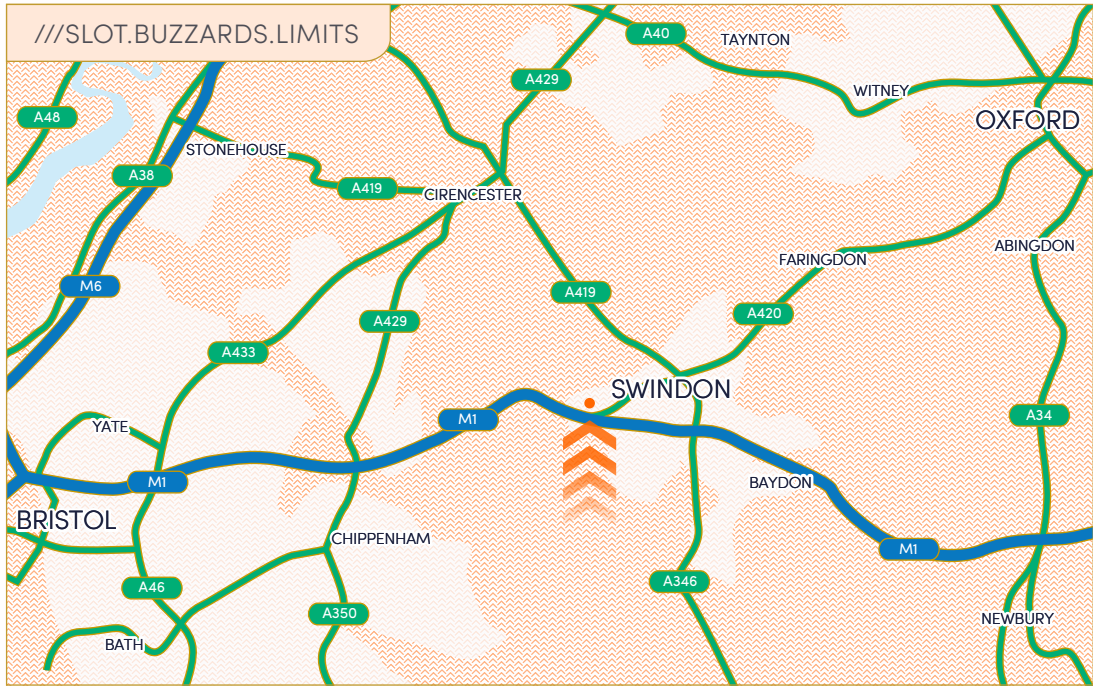
Swindon 285	SQ FT	SQ M
Warehouse	223,629	20,775.8
Low Bay Warehouse	47,010	4,367.4
GF Office	5,658	525.6
FF Office	7,036	653.7
Plant Room	968	89.9
Gatehouse	158	14.7
Total	284,459	26,427.1



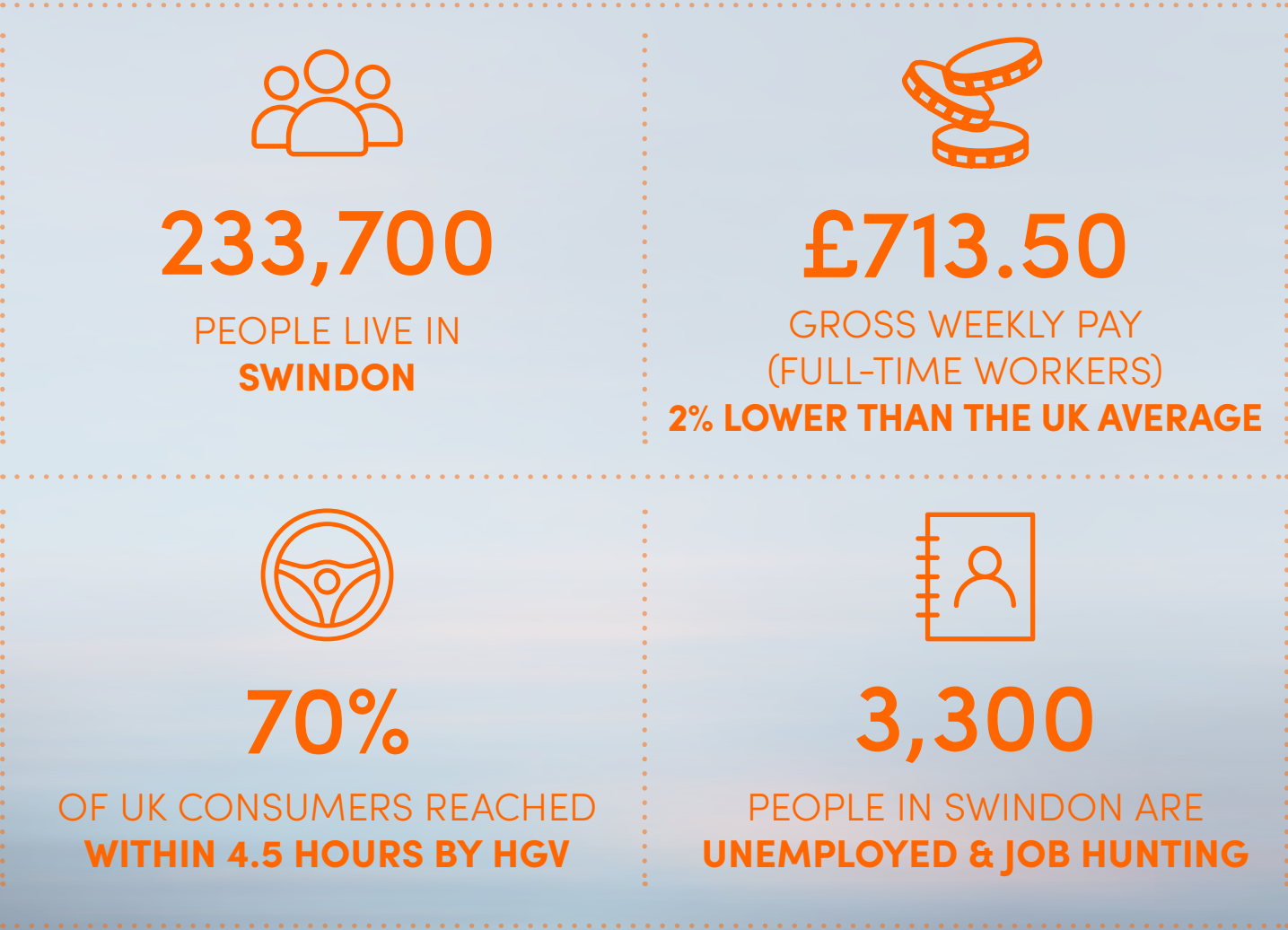
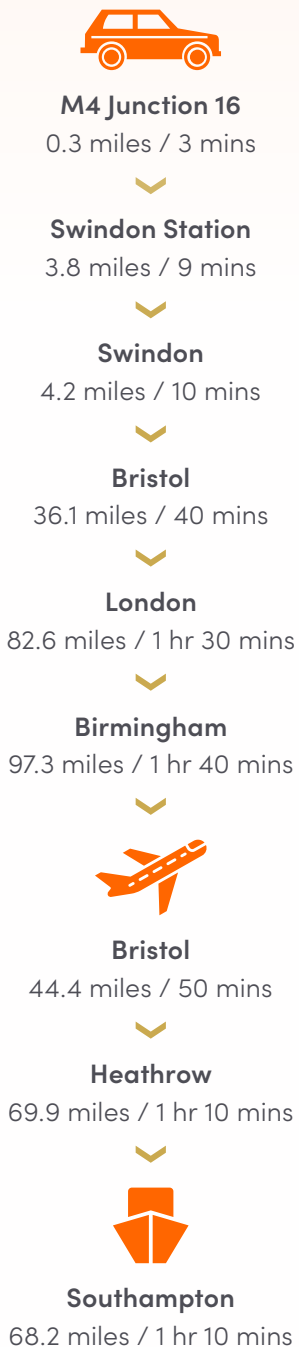
A LOCATION THAT DOES THE WORK FOR YOU

Swindon is the main commercial centre of Wiltshire and a key M4 location. Strategically located with ease of access to the South East, South West and the Midlands.

Swindon also benefits from access to an excellent labour supply, and the property is located near major distributions employers such as Aldi, Oak Furnitureland, B&Q, BMW, Iceland and Amazon.



Travel Times



SWINDON 285

RATEABLE VALUE

The property is listed in the valuation list 2023 with the rateable value of £1,770,000

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed

EPC

A full EPC will be available following refurbishment

VAT

All figures quoted are exclusive of VAT at the prevailing rate

LEGAL COSTS

Each party will bear their own legal costs incurred in the proposed transaction

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy AML requirements

RACKING

The unit is currently fitted with racking and in-rack sprinklers. The racking can be made available to an occupier. Plans available on request.



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