

UNIT 1



WESTERNGATE

HILLMEAD ENTERPRISE PARK | SWINDON | SN5 5WN



TO LET

25,720 SQ FT
[2,389.47 SQ M]

- DETACHED, MODERN INDUSTRIAL UNIT
- HIGH EAVES BUILDING (8 METERS)

UNIT TO BE
REFURBISHED

UNIT 1



8M MINIMUM
EAVES HEIGHT



17 PARKING
SPACES



2 ELECTRIC
LOADING DOORS



TO BE
REFURBISHED



A detached, self-contained, modern industrial unit situated on Hillmead Enterprise Park in Swindon.



SELF-CONTAINED
BUILDING



GATED STAFF
CAR PARK



MODERN OFFICES

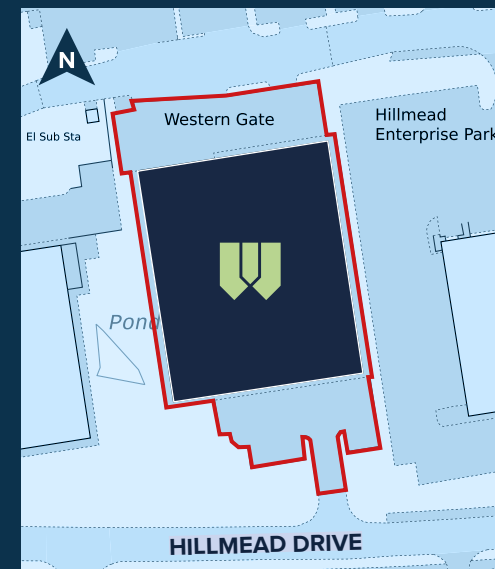


KITCHENETTE

UNIT 1 WESTERNGATE

UNIT 1

Unit 1 comprises a modern warehouse facility built in the early 2000s around a steel portal frame with full height steel cladding under a steel roof incorporating roof lights. The building is to be refurbished and will be available for occupation Q1 2027.



ACCOMMODATION

Area	SQ M	SQ FT
Warehouse	1,853.98	19,956
Office / Ancillary (GF incl. undercroft)	267.71	2,882
Office / Ancillary (FF)	267.71	2,882
TOTAL	2,389.40	25,720

WAREHOUSE

Internally the warehouse benefits from a concrete floor, minimum eaves height of 8 meters and LED lighting. Loading access is provided via two electric ground level loading doors to the rear which lead out onto a concrete surfaced yard.

OFFICES

The unit offers office accommodation at first floor level, incorporating carpeted floors, suspended ceilings, LED lighting, heating and cooling. There are WCs at ground and first floor levels and kitchenette facilities. At the front of the unit there is an undercroft area which is finished with a concrete floor and windows and could be converted to a canteen, showroom or additional office space as required.

EXTERNAL AREAS

To the front of the building is a gated staff car park with 17 parking spaces. The main yard and loading area is at the rear of the building. This area is concrete surfaced and could be secured (STP).



DRIVE TIMES

Junction 16 - M4	8 mins	2.9 miles
Junction 15 - M4	14 mins	8.7 miles
Swindon Railway Station	9 mins	3.3 miles
Bristol	46 mins	38 miles
Oxford	1hr 4 mins	35.6 miles
London	1hr 18 mins	72 miles

Sat Nav: SN5 5WN

What3Words: ///soaks.refer.epic



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SERVICES

We understand that mains services are provided to the property including water, drainage, and 3 phase electricity. Occupiers are advised to establish the capacity and connectivity are sufficient for their own operation.

ENERGY PERFORMANCE

EPC of B (50). A full EPC report is available on request.

RATEABLE VALUE

The property is listed in the Valuation List 2026 as Warehouse and Premises, with the following Rateable Value £190,000. Please contact the marketing agents for further information.

TENURE

The property is available on a new lease for a term of years to be agreed.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

CONTACTS

For viewings and further information, please contact the joint agents below:



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