

**76,939 SQ FT (7,148 SQ M)**

MODERN WAREHOUSE / LOGISTICS UNIT  
FULLY REFURBISHED

**IMMEDIATELY AVAILABLE / TO LET**

loveday



# ONE

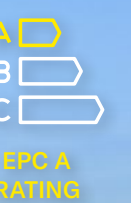
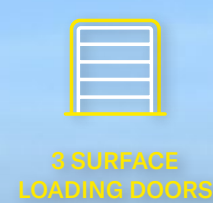
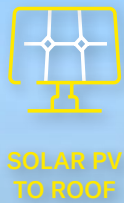
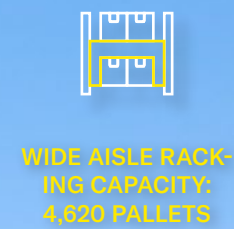
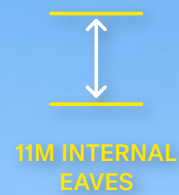
SOUTH MARSTON INDUSTRIAL ESTATE

**HUNTS RISE, SWINDON, SOUTH MARSTON INDUSTRIAL ESTATE, SN3 4TG**



# ONE

HUNTS RISE – SWINDON  
SOUTH MARSTON INDUSTRIAL ESTATE



FedEx

B&Q

ALDI

VICKERS ROUNDABOUT

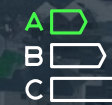
STIRLING RD

One South Marston

EVRI



NISSIN(U.K.)  
GLOBAL LOGISTICS



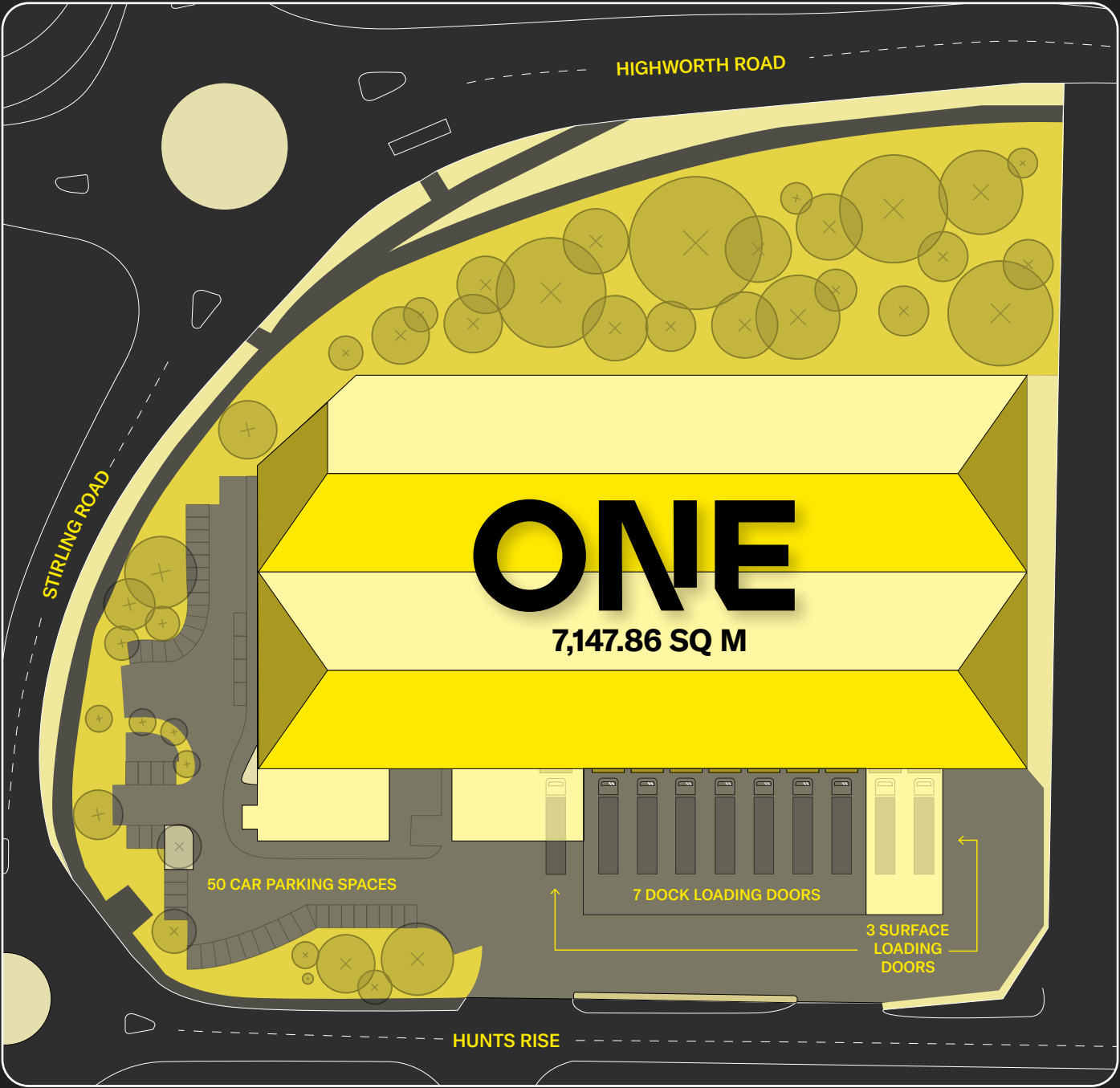
EPC 'A' RATING  
PLACING THE BUILDING IN THE TOP 4% OF INDUSTRIAL UNITS IN THE UK



SOLAR PV TO ROOF  
SOLAR PV ARRAY INSTALLED IS ESTIMATED TO GENERATE 179,283 KWH  
OF CLEAN ELECTRICITY, SAVING 37,121KG OF CO2 PER ANNUM\*, EQUATING  
TO AN ESTIMATED FIRST YEAR SAVING OF £21,962.

\*ASSUMES A COST OF 24.5P PER KWH (UNIT) WITH 50% OF THE ELECTRICITY GENERATED BEING USED.





ACCOMMODATION	SQ FT	SQ M
GROUND – WAREHOUSE	72,401	6,726.27
1ST – GRD & 1ST OFFICES	4,538	421.59
TOTAL	76,939	7,147.86

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and are on gross internal basis.





LOCATION

South Marston One occupies a prestigious location at the entrance to South Marston Park. Road connections are excellent with the A419 approximately 1 mile from the property providing access south to Junction 15 of the M4 (5.5 miles) and north to the M5 at Junction 11a. Swindon town centre and mainline train station is within 4.6 miles of the property.



CLOSE PROXIMITY TO **SWINDON TOWN CENTRE**, ONLY 4 MILES, 12 MINS



**84% OF THE UK POPULATION ARE WITHIN A 4.5 HOUR HGV DRIVE TIME**



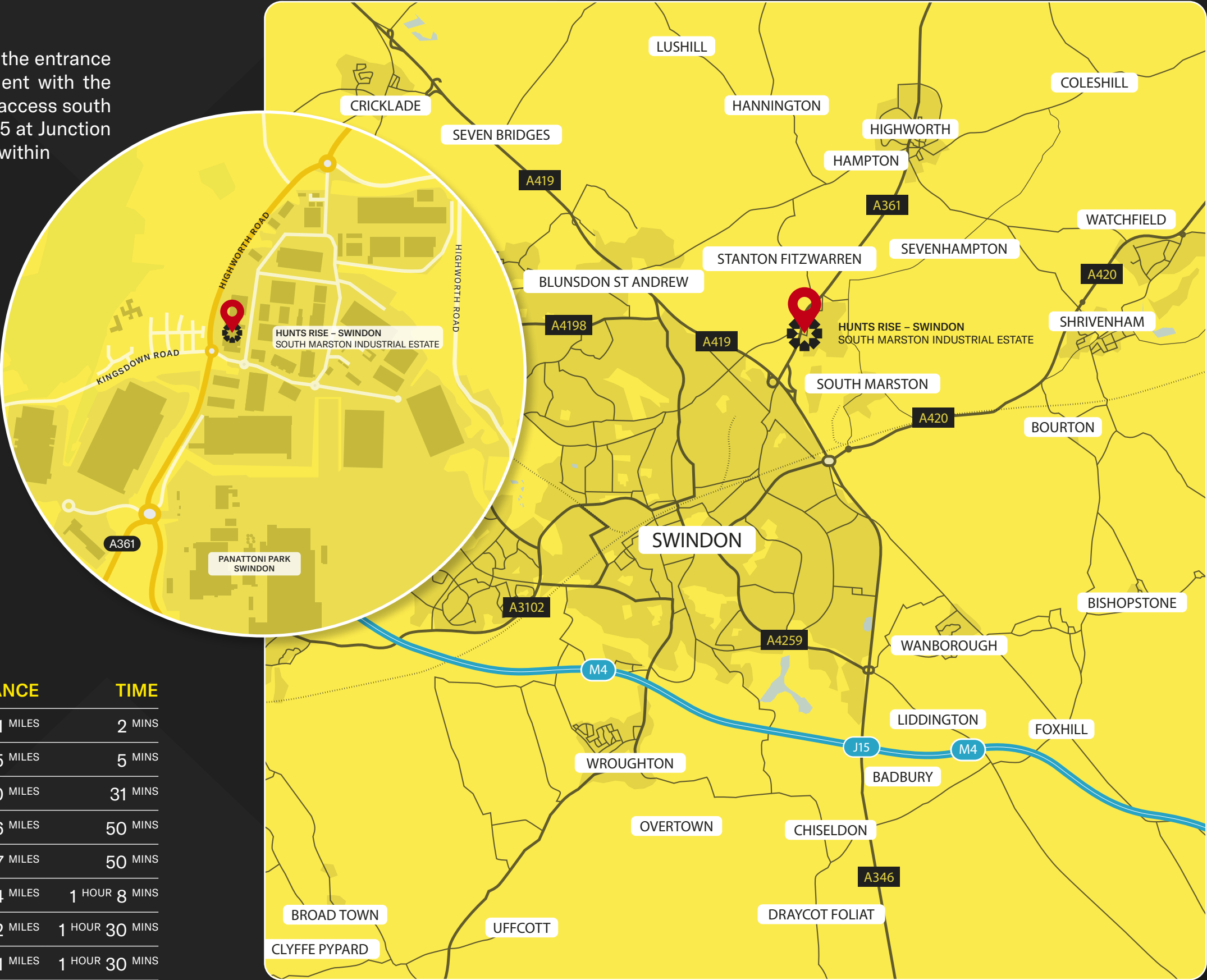
DRIVE TIME TO **LONDON HEATHROW AIRPORT** IS 67 MILES, 1 HR 16 MINS



**BRISTOL PORT** IS LOCATED WITHIN 51.2 MILES, 54 MINS

DRIVE TIMES

ROAD	DISTANCE	TIME
A419	1 MILES	2 MINS
M4 J15	5.5 MILES	5 MINS
M5 J11A	30 MILES	31 MINS
Reading	46 MILES	50 MINS
Bristol	47 MILES	50 MINS
M25 J15	64 MILES	1 HOUR 8 MINS
London	82 MILES	1 HOUR 30 MINS
Birmingham	91 MILES	1 HOUR 30 MINS











## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful tenant in order to proceed.

## Business Rates

A re-assessment has been instructed.

## Legal Costs

All parties are to be responsible for their own legal costs incurred in the transaction.

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is available on application and will be exclusive of VAT, business rates, service charge and all other costs of occupation.



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