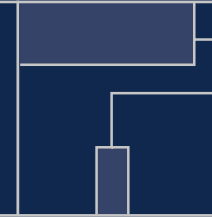


UNITS 1, 2 & 3

GREAT WESTERN TRADE PARK

TO LET



FULLY REFURBISHED

MODERN TRADE COUNTER UNITS IN A PROMINENT
POSITION OVERLOOKING GREAT WESTERN WAY

AVAILABLE INDIVIDUALLY OR COMBINED
FLEXIBLE OPTIONS FROM 6,725 - 20,222 SQ FT

Option for self-contained 0.24 acre yard

GREAT WESTERN WAY | SWINDON | SN2 2DJ



APPROXIMATELY 25,000 VEHICLES PASSING DAILY

GREAT WESTERN TRADE PARK

**FLEXIBLE
OPTIONS FROM**
6,725 SQ FT -
20,222 SQ FT



**POTENTIAL
TO CREATE**
A SECURE
YARD



**UNITS ARE
COMPREHENSIVELY
REFURBISHED**



**HIGHLY
PROMINENT**
ROADSIDE
POSITION



**ESTABLISHED
TRADE COUNTER
LOCATION**



**APPROXIMATELY
25,000 VEHICLES
PASSING
DAILY**



UNITS 1 - 3 KEY FEATURES



LOCATION & CONNECTIONS

WHAT 3 WORDS ///BEST.SCALE.GOLF

The Great Western Trade Park is an established and successful trade counter location. The estate occupies a prominent location fronting the busy Great Western Way, and is located approximately 1.5 miles west of Swindon town centre, and 2 miles north of J16 of the M4.

The property is located opposite B&Q directly fronting Great Western Way. Other neighbouring occupiers include Topps Tiles, Screwfix, Starbucks and Travelodge.



UNITS 1-3 DESCRIPTION

POTENTIAL TO CREATE A SECURE YARD



Unit 1 Internal

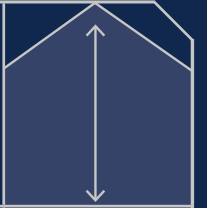


Unit 1 Internal

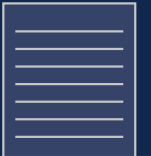
Units 1-3 Great Western Trade Park comprise three consecutive mid & end of terrace units, forming part of a wider trade terrace. The units are of steel portal frame construction with part glazed, part clad elevations.

To the front of the terrace, the units benefit from modern two storey office accommodation and WCs, with pedestrian entrances onto Great Western Way. The warehouses are accessed via the shared rear yard & car park with each unit benefitting from one electric loading door.

EAVES HEIGHT
MINIMUM
OF 4.3M



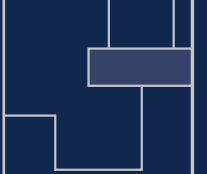
LOADING DOOR
FULL HEIGHT
ELECTRIC DOOR
3.65M X 3.65M



**LED
LIGHTING**



**3 PHASE POWER
& CAPPED
MAINS GAS
CONNECTION**



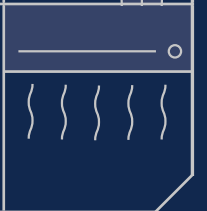
**REAR CAR PARKING
& SHARED
LOADING
AREA**



**RECEPTION AREA
AND TWO WCS
PER UNIT**



**2 STOREY OFFICES
BENEFIT FROM
HEATING**



FLEXIBLE ACCOMMODATION

AVAILABLE INDIVIDUALLY OR COMBINED



UNIT 1	End of Terrace	6,769 sq ft	628.8 sq m	Refurbished Available Immediately
UNIT 2	Mid Terrace	6,725 sq ft	624.7 sq m	Refurbished Available Immediately
UNIT 3	Mid Terrace	6,728 sq ft	625.0 sq m	Refurbished Available Immediately
TOTAL	-	20,222 sq ft	1,878.5 sq m	-

The units are available individually or combined, offering up to 20,222 sq ft of industrial accommodation.

There is potential to create a secure yard (subject to planning and two or more units being leased together).

UNITS YARD SPLIT: Approx Yard Areas

UNITS 1 - 2 YARD
0.13 ACRES

UNITS 1 - 3 YARD
0.24 ACRES



FURTHER INFORMATION

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

ENERGY PERFORMANCE

Unit 1: B (41)

Unit 2: C (58)

Unit 3: C (58)

A full report is available upon request.

TENURE

The units are available on full repairing and insuring lease terms.

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.

RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Values

Unit 1: £61,000

Unit 2: £60,000

Unit 3: £61,500

Please contact the marketing agents for further information.

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common areas.

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.

**JUNCTION 15
M4 MOTORWAY**

5 MINS | 3 MILES

**JUNCTION 16
M4 MOTORWAY**

14 MINS | 6 MILES

**SWINDON
TOWN CENTRE**

7 MINS | 2 MILES



SAT NAV: SN2 2DJ WHAT 3 WORDS ///BEST.SCALE.GOLF

FURTHER INFORMATION

For further information, please contact the joint agents:



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