

Unit 4 Hawksworth Industrial Estate

LOGICOR.EU

Swindon, SN2 1EJ
///press.camera.lend

Modern trade counter unit in
a prime industrial location

10,642 sq ft

To let

Available now



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Town Centre

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Unit 4

roofbase.com

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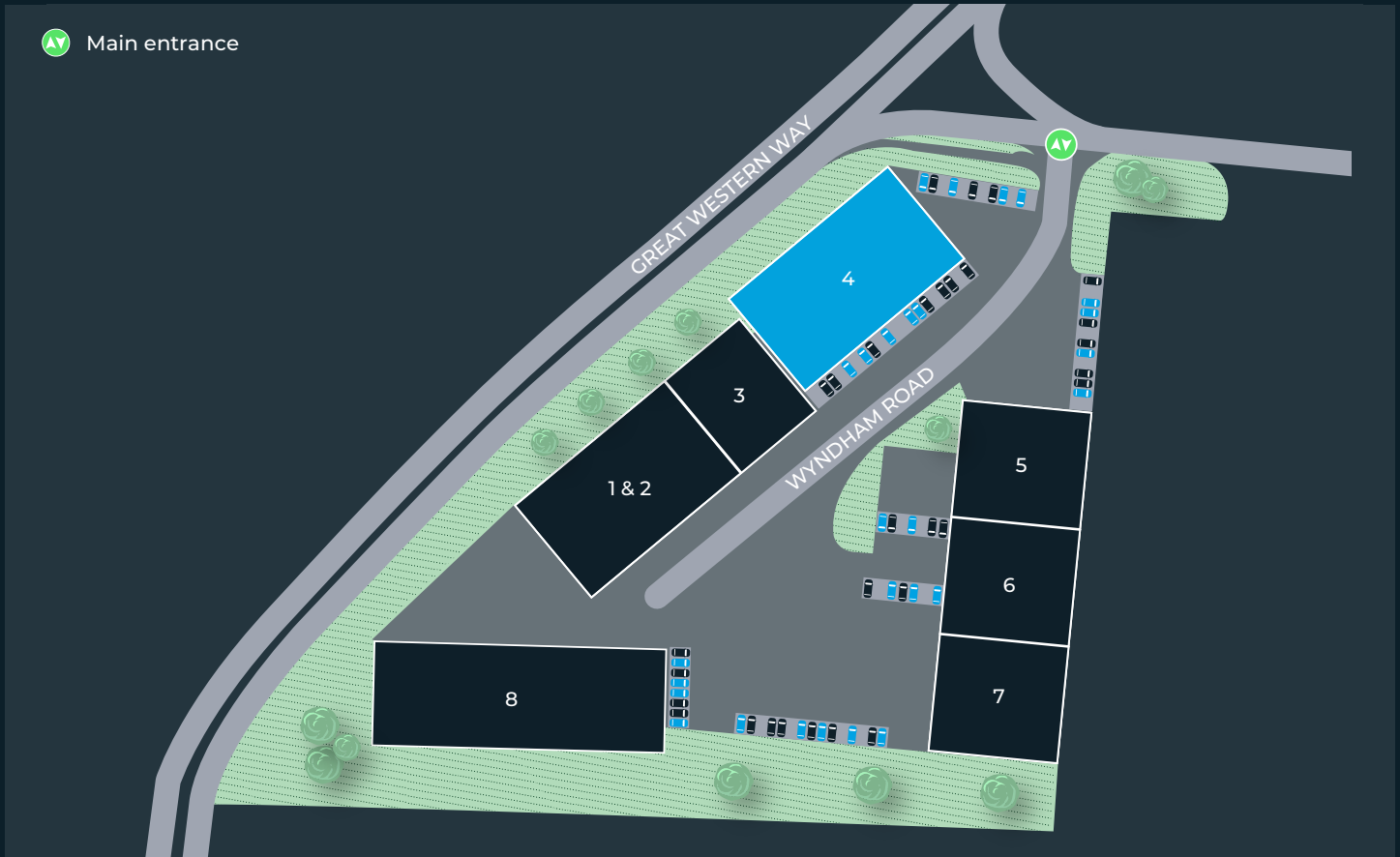
Hawksworth Industrial Estate

The unit is located in a prominent main frontage position within one of Swindon's most established industrial locations with good access to the town's main infrastructure and town centre.

This high quality industrial estate comprises 8 units of steel portal frame construction suitable for a range of uses. The unit benefits from good eaves height, office accommodation and three-phase power supply. The unit also has a self-contained service yard and generous parking provision. The unit can be accessed via Wyndham Road.









Accommodation (GEA)

Unit	Warehouse/Offices sq ft	First Floor Offices sq ft	Total sq ft
4	10,056	568	10,624


Specification




EPC available upon request




1 level access loading door




LED lighting




2 storey offices




Generous parking provision



Self contained service yard

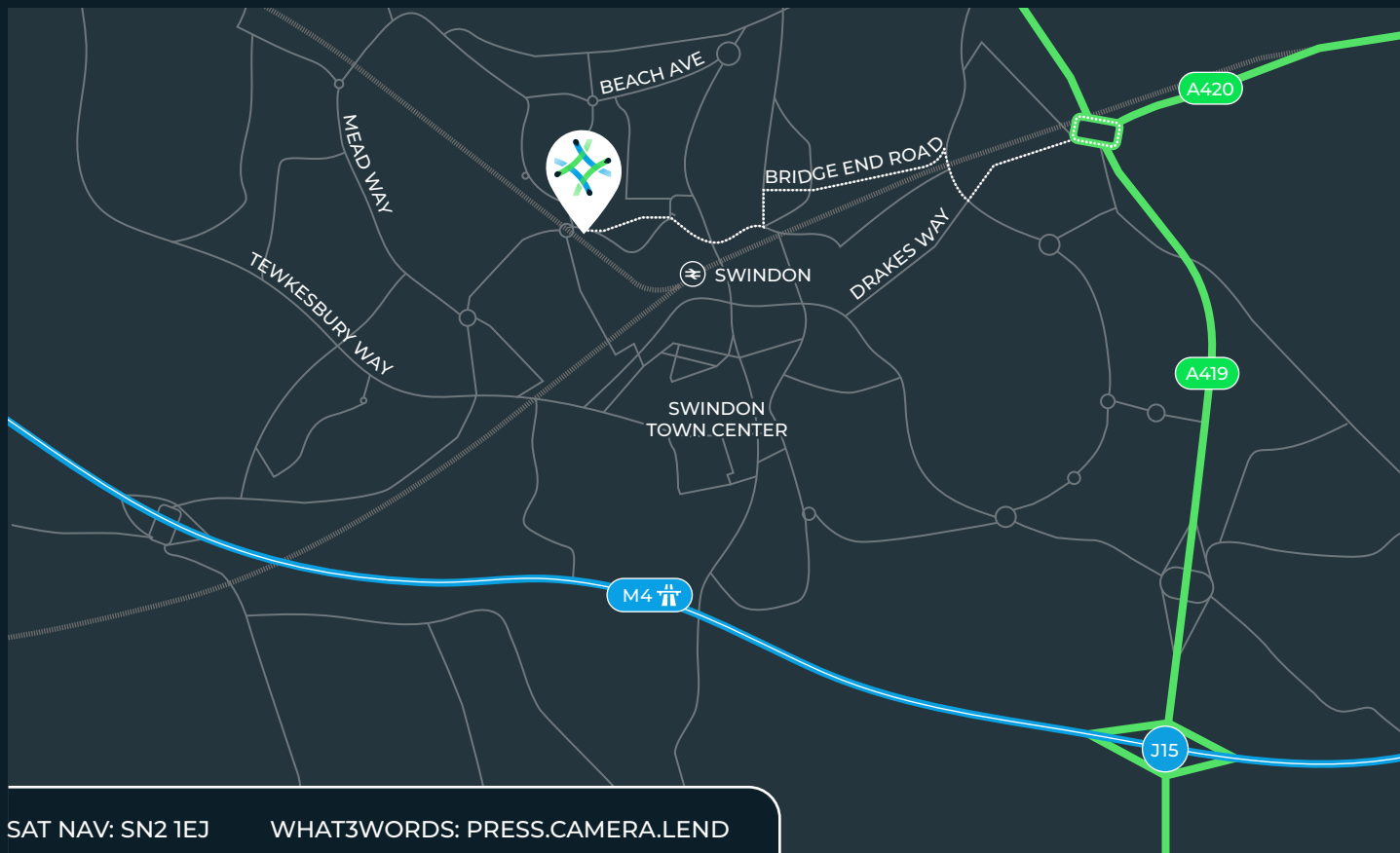


6.5m eaves height



3 phase power





SAT NAV: SN2 1EJ WHAT3WORDS: PRESS.CAMERA.LEND

Prominent industrial location

Hawksworth Industrial Estate is located close to Junction 16 of the M4, which provides excellent access to the UK's national motorway network.

Bristol and Reading are both under 40 miles from the site and Heathrow Airport can be reached in 1 hour and 23 minutes drive time. Nearby, Swindon station offers direct and regular services to London Paddington, Swansea and Bristol.

	miles	mins		miles	mins		miles	mins
Bristol	40	47	M4	3	8	Heathrow Airport	71	1 hr 23
Reading	40	53	M5	30	45			
London	80	1 hr 53	M40	58	1 hr 3		miles	mins
Birmingham	92	1 hr 41	M25	65	1 hr 12	Swindon	2	5

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