

EQUITY EQUITY

TRADE CENTRE

UNIT 8 RADWAY ROAD
SWINDON SN3 4WH

TO LET

MODERN REFURBISHED
HIGH BAY INDUSTRIAL/
WAREHOUSE UNIT

7,787 SQ FT
(723.44 SQ M)

 what3words





EQUITY
TRADE CENTRE

KEY LOCATIONS	Journey Time	Distance
A419	3 mins	1 mile
M4	8 mins	6 miles
M5	35 mins	29 miles
Reading	50 mins	40 miles
Bristol	55 mins	48 miles
London	1.5 hrs	75 miles

DESCRIPTION

Unit 8 is constructed of a clear span steel portal frame construction, with part brick and modern steel profile cladding and glazed elevations which has been comprehensively refurbished with new rooflights and new LED lighting throughout.

Vehicle access to the warehouse is gained via an up and over sectional electric loading door in the front elevation. In addition the unit has a separate glazed personnel entrance. Internally, the facility has a minimum clear eaves height of 8m.

AMENITIES

At the front of the unit there is a reception lobby at ground floor with WC and kitchenette facilities. At first floor there is an open plan office with additional WC. The warehouse has a three phase electrical power supply.

LOCATION

Equity Trade Centre is an established warehouse and employment location well located in east Swindon.

The A419 dual carriageway is less than 1 mile away, which provides excellent access to the M4 and M5 motorways.

Swindon town centre and train station are 3 miles to the west.

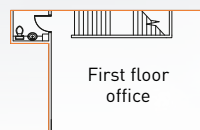


ACCOMMODATION

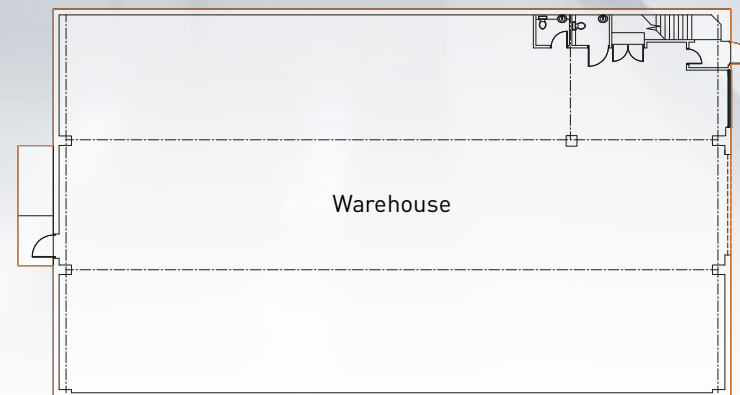
NAME	SQ FT	SQ M
Ground - Warehouse including kitchenette & WC	7,226	671.32
1st - Office including WC	561	52.12
Total	7,787	723.44

TERMS

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.



First floor plan



Ground floor plan



EPC

Rated B.

RENT

Available on application.

RATEABLE VALUE

Annual Rates Payable £29,760 for 2026/2027.



Comprehensively
Refurbished



8m Minimum
Eaves Height



Reception
Lobby



Office
Accommodation



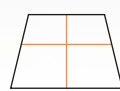
3 Phase
Power Supply



Allocated yard with
14 car parking spaces



Kitchenette
Facility



New
Rooflights



Electric
Shutter Door



New LED Lighting
Throughout



Well-managed
& Presenting Estate



VIEWINGS

Viewings and further information is strictly by prior appointment through the agents.

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WL/C Hollister HD2651 11/25

