

EURO WAY INDUSTRIAL ESTATE

Unit 9
Frankland Road
Blagrove
Swindon, SN5 8YW



W3W: HOLIDAY.TRAINERS.AMPS



TO BE REFURBISHED



DETACHED UNIT



4 GROUND LEVEL LOADING DOORS



7M EAVES HEIGHT



SECURE CONCRETE YARD



ADJACENT TO JUNCTION 16 M4

TO LET

29,478 sq ft
(2,738.6 sq m)
on 1.33 acres
(0.54 ha)

MODERN WAREHOUSE / INDUSTRIAL
READY FOR OCCUPATION Q1 2026



DETACHED UNIT TO BE REFURBISHED WITH SECURE CONCRETE YARD

DESCRIPTION

- To be comprehensively refurbished.
- Targeting EPC 'B' post refurbishment works.
- Well presented estate comprising 14 units.
- Modern detached triple bay warehouse / industrial unit.
- Steel portal frame construction with 20% translucent roof panels.
- Fitted Offices & Reception / Trade Counter.
- LED lighting throughout.
- 6.95m eaves height rising to 7.8m at the apex.
- 4 ground level loading doors, 3 full height measuring 5.8m high and 4.8m wide, with one half height door.
- Secure concrete yard.
- Dedicated parking provision.

LOCATION

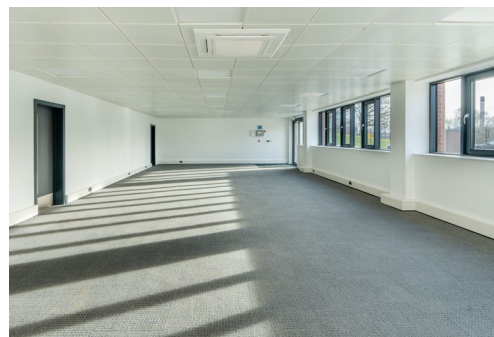
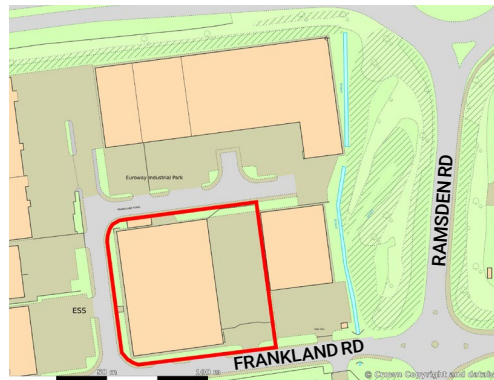
- Situated adjacent to Junction 16 of the M4 motorway.
- Access to Junction 16 via Frankland Road and A3102.
- Close to Holiday Inn Express, Double Tree by Hilton, Premier Inn, Beefeater, Subway, Greggs and Costa.
- Nearby occupiers include SFC Energy UK, BSS Group, Neptune, Chep UK, Catalent, Batley's Cash & Carry, Grant UK and various car dealerships.

ACCOMMODATION	SQ M	SQ FT
Ground Warehouse	2,505.6	26,970
Ground Offices / Ancillary	233.0	2,508
Total GIA	2,738.6	29,478
Total Area	0.54 ha	1.33 Acres

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition).



Indicative Image of a refurbished unit - Unit 10



Indicative Image of a refurbished unit - Unit 10

SERVICES

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

PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes. We anticipate it would also be suitable for Class E and Class B2 Industrial Processes, subject to any necessary planning consents.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

ENERGY PERFORMANCE

The property has an EPC rating of C-61. Targeting EPC 'B' post refurbishment works. A full Energy Performance Certificate (EPC) is available upon request.

RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises with a rateable value of £159,000.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority.

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

RENT

Upon application.

ESTATE SERVICE CHARGE

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

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.

VAT

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

COSTS

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

FURTHER INFORMATION

For further information, please contact the joint agents:

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