

B3 & 4 Marston Gate

Units B3 & B4 Marston Gate · South Marston Park · Swindon · SN3 4DE



To Let Industrial Units

10,943–24,615 sq ft (1,017–2,287 sq m)

EXCELLENT EPC RATINGS UNIT B3 (A-21) UNIT B4 (B-35)

Location

Swindon is the principal town of Wiltshire located along the M4 corridor between Bristol and London. Connectivity is excellent with the town serviced by both junctions 15 and 16 as well as the A419 dual carriageway which links with the M5 to the north at Gloucester. Oxford is approximately 20 miles to the east via the A420.



Marston Gate occupies a prestigious location on South Marston Park, Swindon's premier industrial estate with 250 acres of warehousing, industrial and office accommodation. Located on the eastern edge of Swindon, the park is opposite G-Park and next to the former Honda manufacturing plant which has been acquired by Panattoni for redevelopment.

Drive Times

J15 M4	5 miles	7 mins
A420	2 miles	3 mins
Town Centre	5 miles	12 mins
M5 / Gloucester	30 miles	30 mins
Bristol	40 miles	40 mins
London	80 miles	1 hr 20 mins



Description

Marston Gate is a modern development of 8 Units contained within 2 terraces. Unit B3 and Unit B4 have been refurbished to a high specification and benefit from the following:

Warehouse



Reinforced concrete floor designed to 30 kN/sq m



10% of roof area comprising natural roof lights



Electrically operated sectional loading doors



LED lighting



Three phase electricity supply



Clear internal height is 6.35m rising to 8.6m at the apex



Rear concrete service yard



All mains services connected



Allocated car parking



Offices



Suspended ceilings



Gas fired central heating



Recessed LED lighting



Dedicated reception areas



3 compartment perimeter trunking



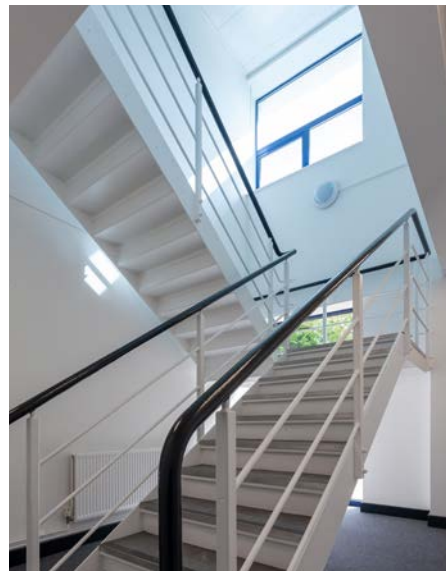
WC's on each floor



Fully carpeted



Kitchenette area



Accommodation



The accommodation provides the following gross internal floor areas in accordance with the RICS Code of Measuring Practice:-

B3

	Sq ft	Sq m
Warehouse	9,199	855
First floor offices	1,744	162
Total	10,943	1,017

B4

	Sq ft	Sq m
Warehouse	12,260	1,139
First floor offices	1,412	131
Total	13,672	1,270

B3 & B4

	Sq ft	Sq m
Combined Total	24,615	2,287

Terms

The units are available either individually or combined by way of new full repairing and insuring leases 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.

Legal Costs

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

Business Rates

Further information is available on application to the agents.

EPC

The units have recently achieved highly rated EPC's as follows:

Unit B3 (A-21)	Unit B4 (B-35)
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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.



Contact Us

Viewing 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.

L/JLL. Hollister HD2515 05/2022

