

# 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





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.

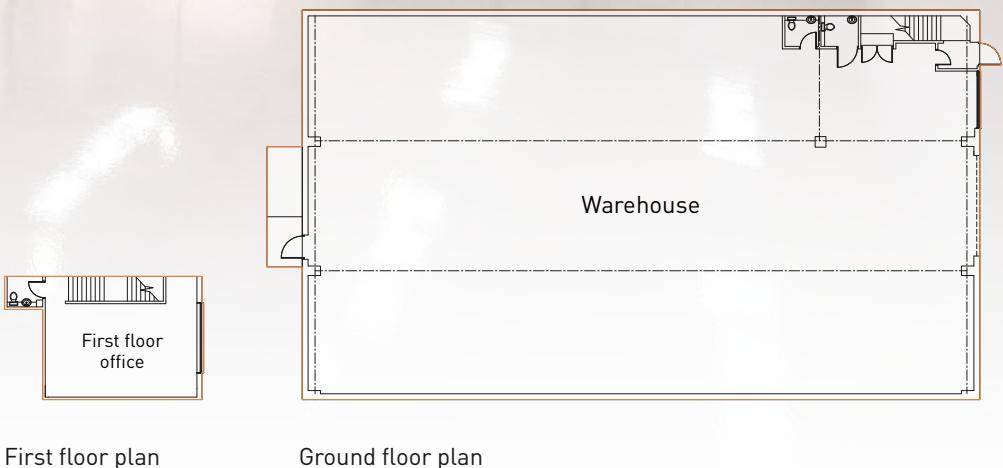


## ACCOMMODATION

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.





**EPC**  
Rated B.

**RENT**  
Available on application.

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

**Facilities and Features:**

- 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

**EQUITY TRADE CENTRE SWINDON**



## VIEWINGS

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



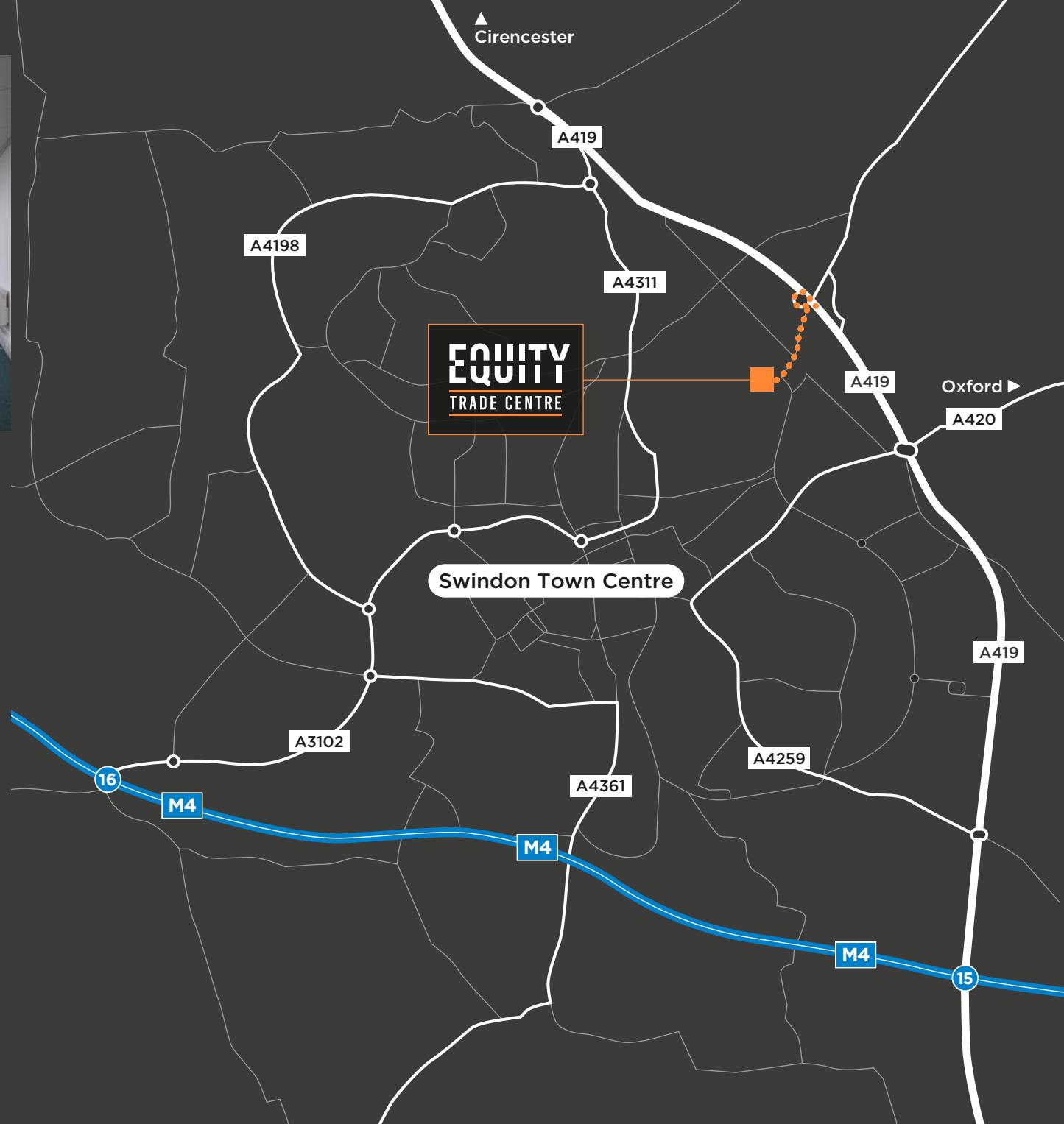
PAUL WHITMARSH MRICS  
07880 728181  
[paul@whitmarshlockhart.com](mailto:paul@whitmarshlockhart.com)

CHRIS BROOKS MRICS  
07733 114566  
[chris@whitmarshlockhart.com](mailto:chris@whitmarshlockhart.com)



HENRY DE TEISSIER MRICS  
07860 821345  
[henry.deteissier@cushwake.com](mailto:henry.deteissier@cushwake.com)

LUKE WHITMARSH MRICS  
07350 436876  
[luke.whitmarsh@cushwake.com](mailto:luke.whitmarsh@cushwake.com)



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