

OF INTEREST TO OCCUPIERS, INVESTORS AND DEVELOPERS



FOR SALE

Substantial manufacturing and warehouse complex
Available as a whole or in part

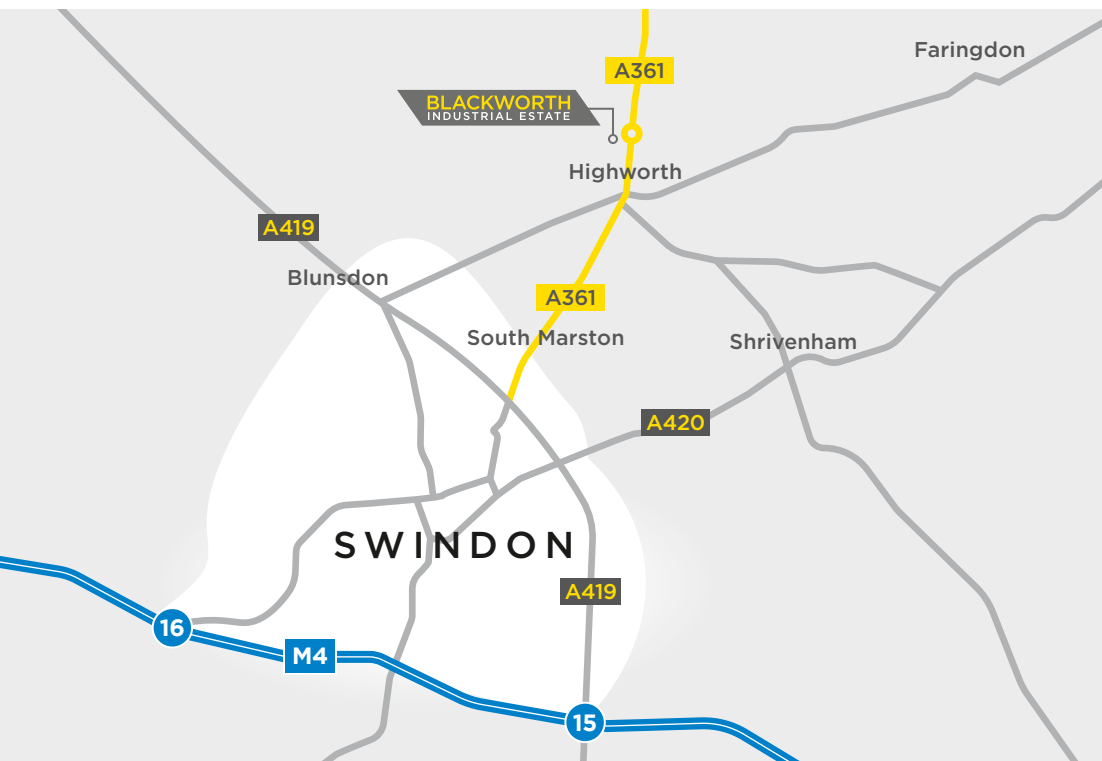
**BLACKWORTH INDUSTRIAL ESTATE
HIGHWORTH
SWINDON SN6 7NA**

**205,182 SQ FT
(19,061 SQ M) ON
3.5 HA (8.6 ACRES)**



- ✓ MODERN WELL EQUIPPED MANUFACTURING AND WAREHOUSE FACILITIES
- ✓ OF INTEREST TO OCCUPIERS, INVESTORS AND DEVELOPERS
- ✓ CONSIDERATION GIVEN TO DIVISION OF THE SITE

- ✓ EXCELLENT ROAD COMMUNICATIONS TO EAST SWINDON AND THE M4 MOTORWAY
- ✓ AVAILABLE FREEHOLD WITH VACANT POSSESSION FOLLOWING DECOMMISSIONING OF THE MANUFACTURING OPERATION



LOCATION

Swindon forms the principle conurbation in North Wiltshire and is a successful and expanding business location. The town has excellent road communications adjoining the M4 motorway.

Highworth is well located to the east of Swindon via the A361.

Blackworth Industrial Estate forms the principal employment area in Highworth with direct access onto the A361 Lechlade road.



| | |
|------------------|-------------------------|
| 3.3 miles | A419 east Swindon |
| 7.7 miles | Junction 15 M4 motorway |
| 45 miles | Bristol M32 |
| 71 miles | London M25 |

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice on a gross internal floor area basis.

| Plot 1 & Plot 2 | Sq ft | Sq m |
|---|---------|-----------|
| Main Production warehouse areas, to include two storey offices, canteen, maintenance, ancillary underground car park and mezzanine area | 153,078 | 14,221 |
| Eaves height 5.3m & 7m | | |
| Plot 3 | Sq ft | Sq m |
| Detached warehouse facility with mezzanine | 17,251 | 1,602.6 |
| Eaves height 5.7m | | |
| Ancillary covered loading/stores and plant | 824 | 76.6 |
| Plot 4 | Sq ft | Sq m |
| Detached warehouse facility | 5,452 | 506.5 |
| Eaves height 6m | | |
| Plot 5 | Sq ft | Sq m |
| Detached warehouse facility, incorporating office and stores | 25,807 | 2,397.5 |
| Eaves height 7m | | |
| Ancillary sprinkler house and covered loading | 2,770 | 257.35 |
| TOTAL | 205,182 | 19,061.55 |

Substantial outside parking and service yard areas.

Total plot size 8.6 acres (3.5 hectares).



Plot 1

The main manufacturing, has 3 surface level doors.

Plot 2

The principal warehouse area benefits from 4 dock level loading doors and 1 surface level door.

The principal accommodation is well serviced and fitted with LED lighting and gas fired spaced heating.

Further information on the building servicing is available from the agents.

TENURE

The property will be sold freehold with vacant possession. Consideration will be given to the disposal of Plots 3, 4 & 5 as separate entities.

EPC

An Energy Performance Certificate is available on the separate plots on the site. Please contact the agents for further information.

LEGAL COSTS

Each party to bear their own.

RATEABLE VALUE

Please contact the agents for further information.

QUOTING TERMS

Please contact the agents for further information on the quoting terms for the whole.

FURTHER INFORMATION

For further information please contact the sole agent.



Paul Whitmarsh MRICS
paul@whitmarshlockhart.com
07880 728181

Chris Brooks MRICS
chris@whitmarshlockhart.com
07733 114566

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 Hollister HD2439 03/21

