



To Let

Highly Prominent Modern Warehouse Facility

- Highly prominent unit
- To be refurbished
- Large, securable yard
- 7m clear internal height

Unit 11 Westerngate

Hillmead Enterprise Park, Swindon, SN5 5WN

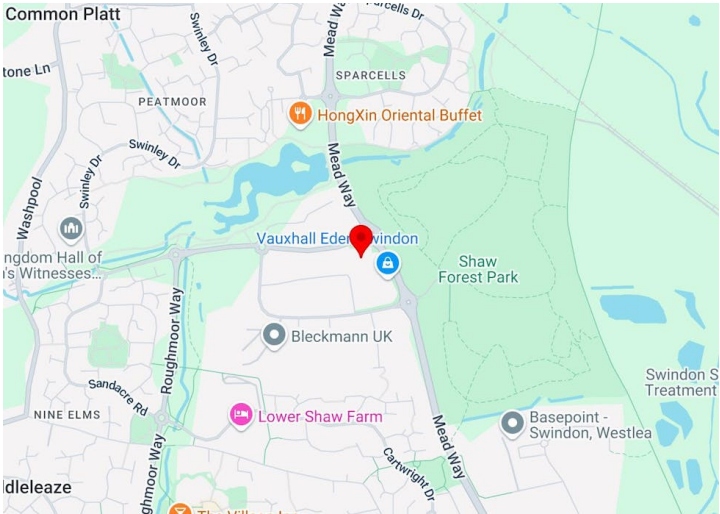
21,492 sq ft

1,996.67 sq m

Reference: #302080

Unit 11 Westerngate

Hillmead Enterprise Park, Swindon, SN5 5WN



Summary

Available Size	21,492 sq ft / 1,996.67 sq m
EPC	Upon enquiry

Description

Unit 11 comprises a modern warehouse facility. It is constructed of clear span portal frame, with full height profile steel cladding, under a steel clad roof incorporating translucent roof light panels.

Internally, the warehouse benefits from a minimum clear height of approximately 7 metres. To the front of the premises there is first floor office accommodation, male, female and accessible WCs and kitchenette facilities.

The offices are fitted with suspended ceilings, LED lighting and are centrally heated and carpeted.

Additional office accommodation could be incorporated at ground floor level if required.

Externally there is a generous parking and loading area. There is the potential to fence the service yard and create a secure site.

Location

Westerngate is situated in West Swindon, 3 miles from junction 16 of the M4 motorway.

The unit holds a prominent location on Mead Way. This road forms one of the principal arterial routes linking the north of Swindon to the town centre. Westerngate is part of Hillmead Enterprise Park, an established employment area.

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.

