



To Let

AVAILABLE NOW
Warehouse / distribution unit 2 mins
from M4 J.16

- Exceptional transport links
- 2x loading doors
- 24/7 onsite security
- Additional yard/open storage available
- Available now

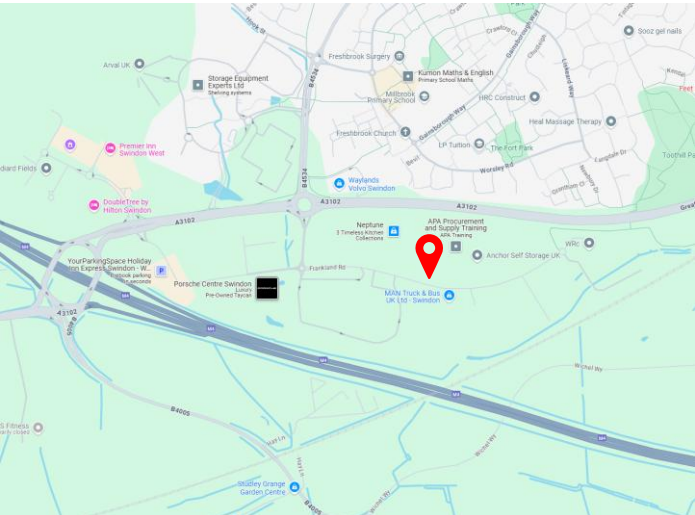
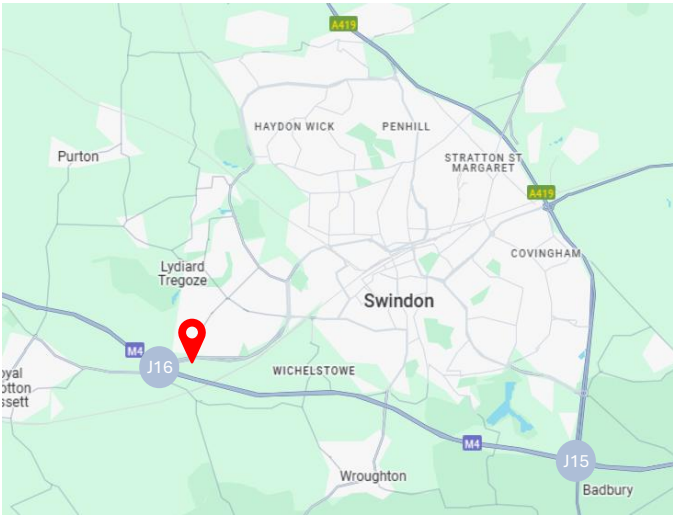
Unit 3 Clearwater Business Park

Swindon, SN5 8YZ

13,980 sq ft
1,298.78 sq m

Unit 3 Clearwater Business Park

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Description

Unit 3 comprises a semi-detached warehouse / distribution unit constructed around a steel portal frame.

The warehouse accommodation is arranged across two floors, having previously been used for food production. Internally the property provides largely open plan warehouse accommodation, with ancillary office space, WCs and a kitchenette. The first floor is accessed via two staircases.

Access to the premises is provided by 2x electric level access loading doors and a separate pedestrian door.

Externally, the unit benefits from a yard and 7 allocated parking spaces in front of the unit.

There is also the option to lease an additional 0.5 acres of open storage/yard space elsewhere on the estate to provide additional parking.

The estate also benefits from secure gated access, 24/7 onsite security and CCTV monitoring.

If further space is required, the neighbouring Unit 2 is also available, providing an additional 57,801 sq ft of warehouse accommodation.

Specification

- Lighting – LED
- Minimum Eaves Height – 4.5m (both levels)
- Level Access Doors – 2
- Construction – Steel Portal Frame
- Utilities – electric & water. No gas.

Location

Clearwater Business Park is a secure commercial estate located within the established Blagrove Industrial Estate.

The estate is excellently located being just 2 mins from M4 J.16 providing access to the east and west. It is also just 4 miles from Swindon Town Centre & Swindon Railway Station.

The estate is a hub of notable occupiers and car dealerships including MAN Truck & Bus, Ferrari, Maserati, Catalent, CHEP, Grant and Anchor Storage.

Accommodation

The property comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground floor	7,385	686.08	Available
First floor	6,595	612.69	Available
Total	13,980	1,298.78	

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EPC

The property has an EPC rating of C(75)

Tenure

The unit is available on full repairing and insuring lease terms.

Rent

Quoting rent £75,000 per annum (exclusive of VAT)

VAT

All costs are subject to VAT where applicable

Legal Costs

The incoming tenant is to make a contribution of £1,500+VAT towards the landlord's legal costs.

Rateable Value

The property has a rateable value of £39,750

Service Charge

A service charge is levied for the up keep of communal areas

Contacts:

Sophie Parsons

07709 507 300

Sophie.parsons@jll.com

Chris Yates

07850 658 050

Chris.Yates@jll.com

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