



To Let

COMING SOON
Warehouse / distribution unit 2 mins
from M4 J.16

- Exceptional Transport Links
- 10m minimum eaves height
- 5x loading doors
- 24/7 onsite security
- Additional yard/open storage available
- Available December 2025

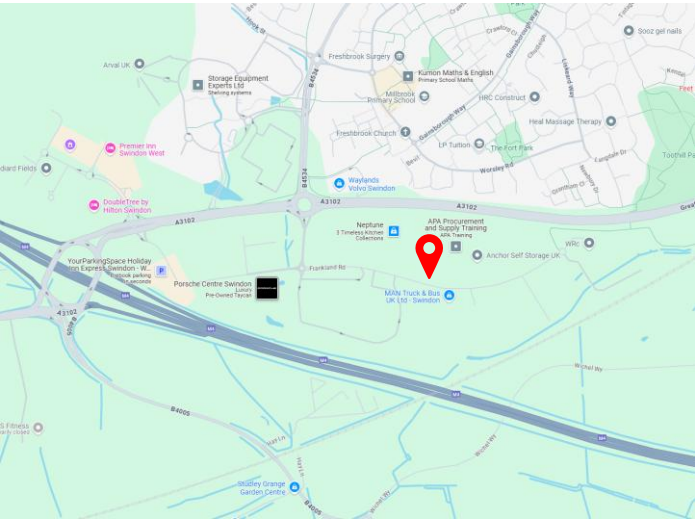
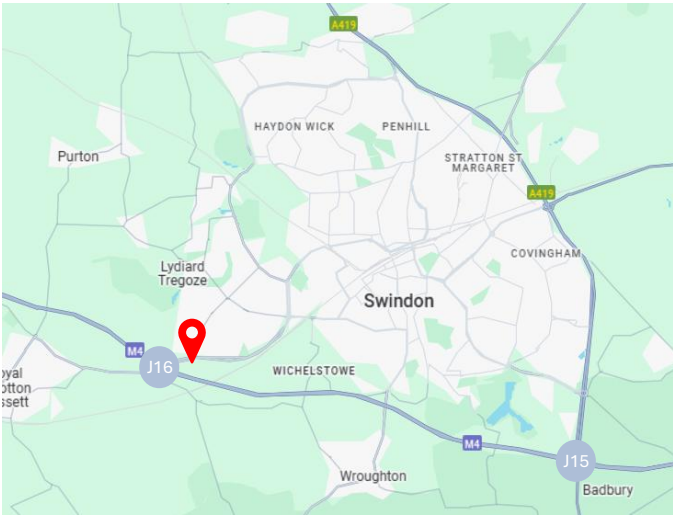
Unit 2 Clearwater Business Park

Swindon, SN5 8YZ

57,801 sq ft
5,369.75 sq m

Unit 2 Clearwater Business Park

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Description

Unit 2 comprises a semi-detached warehouse / distribution unit constructed around a steel portal frame.

The unit comprises open plan warehouse accommodation with 10m eaves and benefits from a covered canopy/loading area to the front and a separate office block and WCs. There are 5x loading doors (3 dock and 2 level access).

Externally, the unit benefits from a yard and allocated parking 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 3 is also available, providing an additional 13,980 sq ft of warehouse accommodation.

Specification

- Lighting – LED
- Minimum Eaves Height – 10m
- Dock Level Doors – 3
- 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.

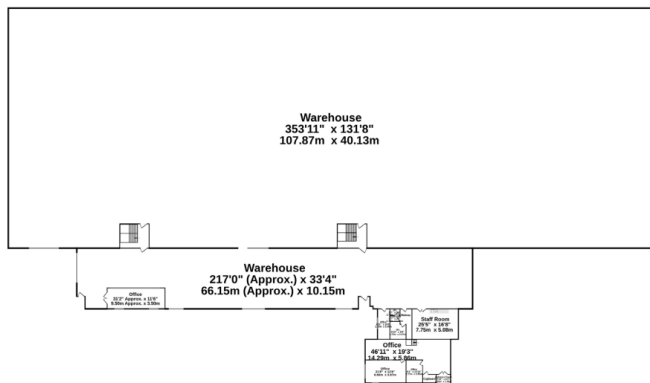
Accommodation

The property comprises the following areas:

Name	Sq ft	Sq m	Availability
Warehouse	46,595	4,328.68	Available Dec 25
Covered loading bay	7,227	671.42	Available Dec 25
Office & ancillary	3,979	369.65	Available Dec 25
Total	57,801	5,369.75	

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EPC

The property has an EPC rating of B(42)

Tenure

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

Rent

Quoting rent £350,000 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 £262,500

Service Charge

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

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