

JAMES WATT 31

JAMES WATT CLOSE
SWINDON WILTSHIRE SN2 1DZ



31,280 ^{sq ft}
(2,906.7 sq m)

- | To Let
- | Industrial / warehouse unit
- | Brand new & fully integrated offices
- | Comprehensive refurbishment
- | Gated secure yard
- | On site parking

LOCATION

James Watt 31 is located within the established Hawksworth Industrial Estate in Swindon. The estate is a popular industrial and employment location, accessed via the Great Western Way.

The M4 J.16 is situated just 3.5 miles (10 mins) to the south, providing excellent transport links to the east and west. Swindon Train station and town centre are approximately 1.5 miles to the west.

TERMS

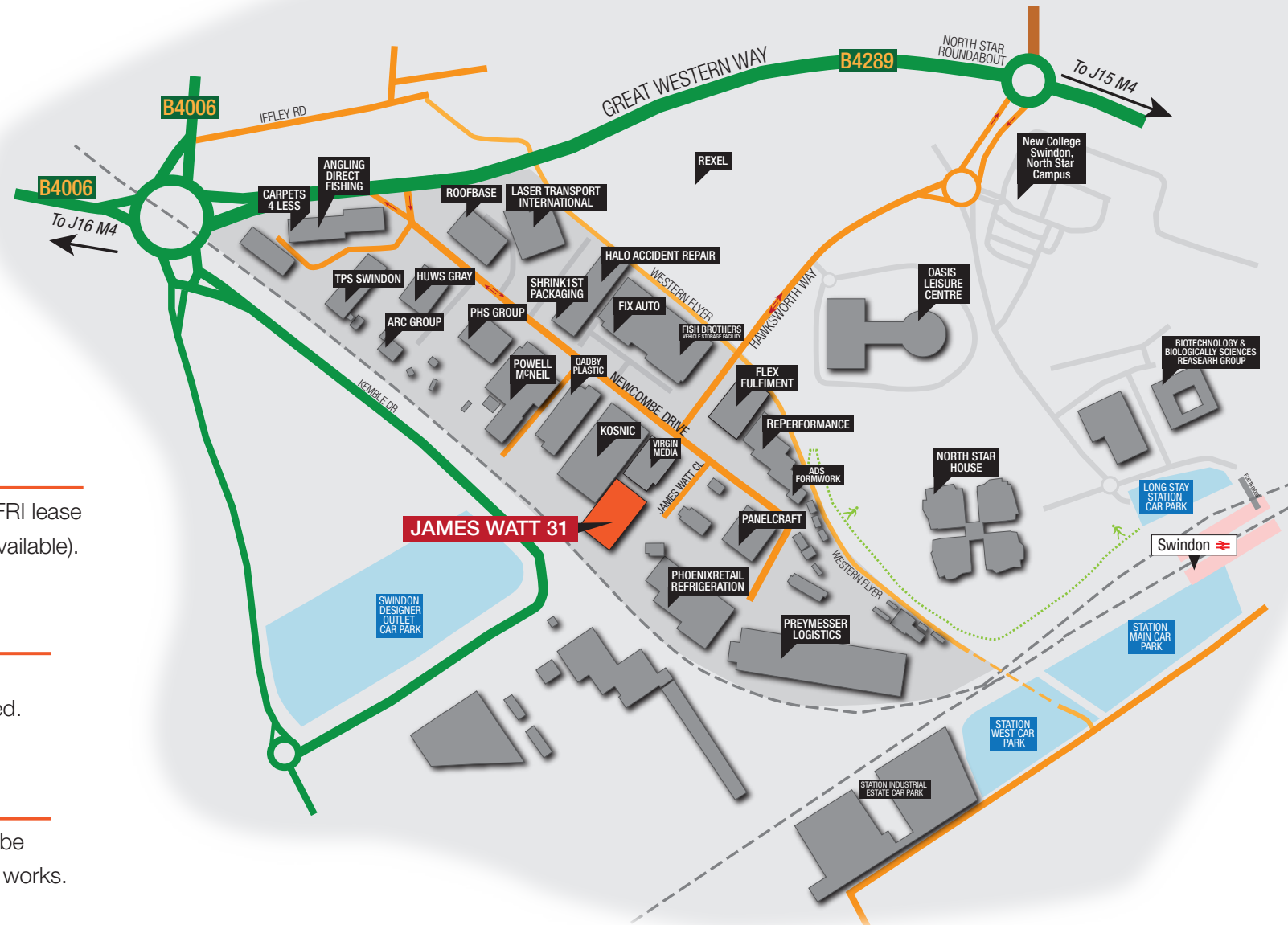
The property is available by way of a new FRI lease on terms to be agreed. (Freehold maybe available).

RATEABLE VALUE

The property will be reassessed once the build and refurbishment have completed.

EPC

A new Energy Performance Certificate will be prepared on completion of the refurbished works.



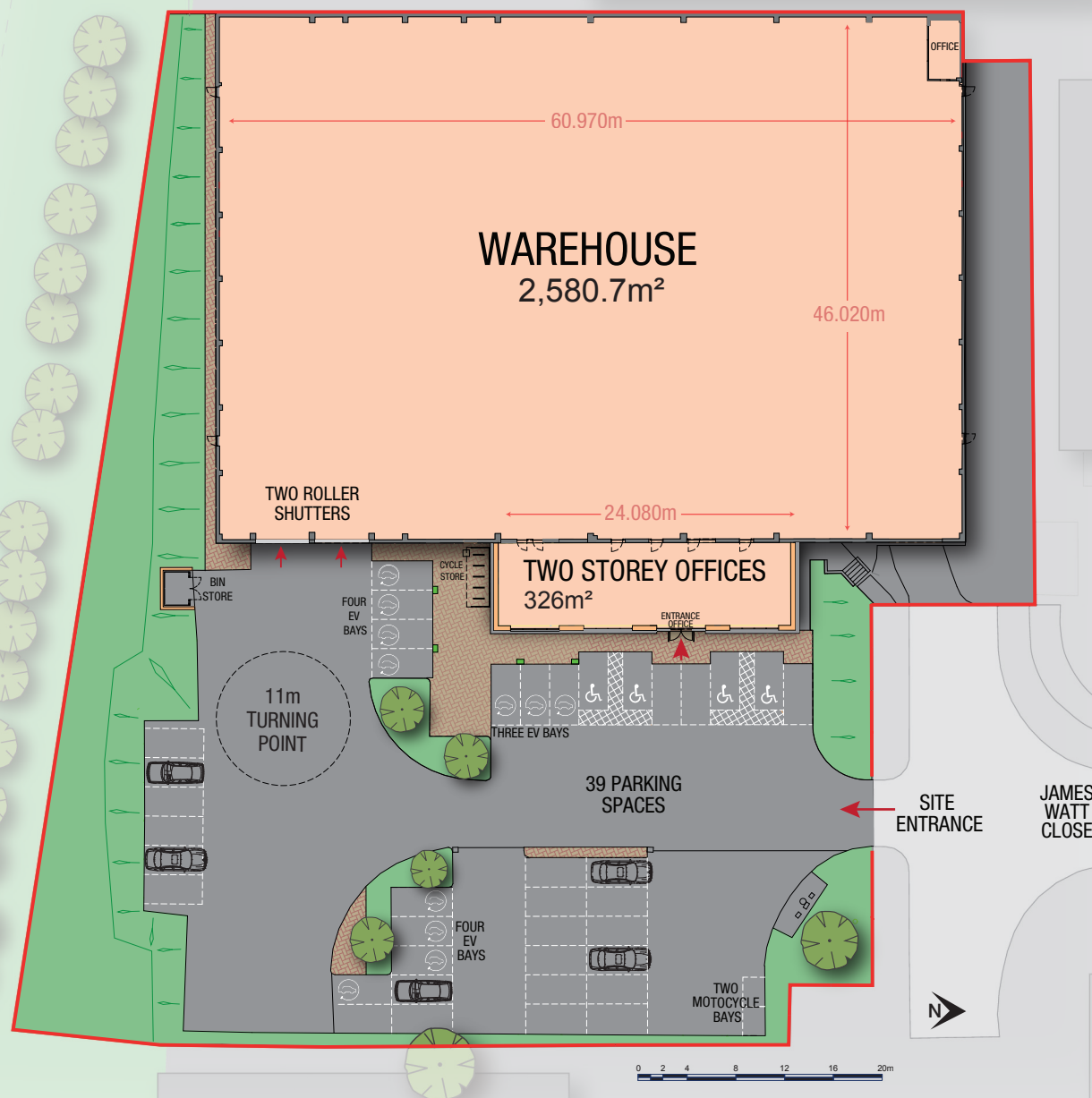
DESCRIPTION

James Watt 31 comprises a self-contained industrial unit which is undergoing a comprehensive refurbishment. The property benefits from a large, secure yard and parking area, with the site totalling 1.29 acres. There are a total of 39 parking spaces included, 11 of which are EV charging stations. Motorcycle parking and bike storage are also available. Access to the warehouse is provided by 2 electrically operated level access loading doors, plus a pedestrian entrance.

Internally the unit offers open plan warehouse accommodation with 6.00m eaves height. To the front of the property is a brand new two storey office block with WCs and ancillary space.

ACCOMMODATION

	Sq ft	Sq m
Warehouse	27,771	2,580.7
Ground floor office	1,754	163.0
First floor office amenity	1,754	163.0
Total	31,280	2,906.7



2 x level access loading doors



Large secure and fenced yard



6.00m eaves height



Under refurbishment



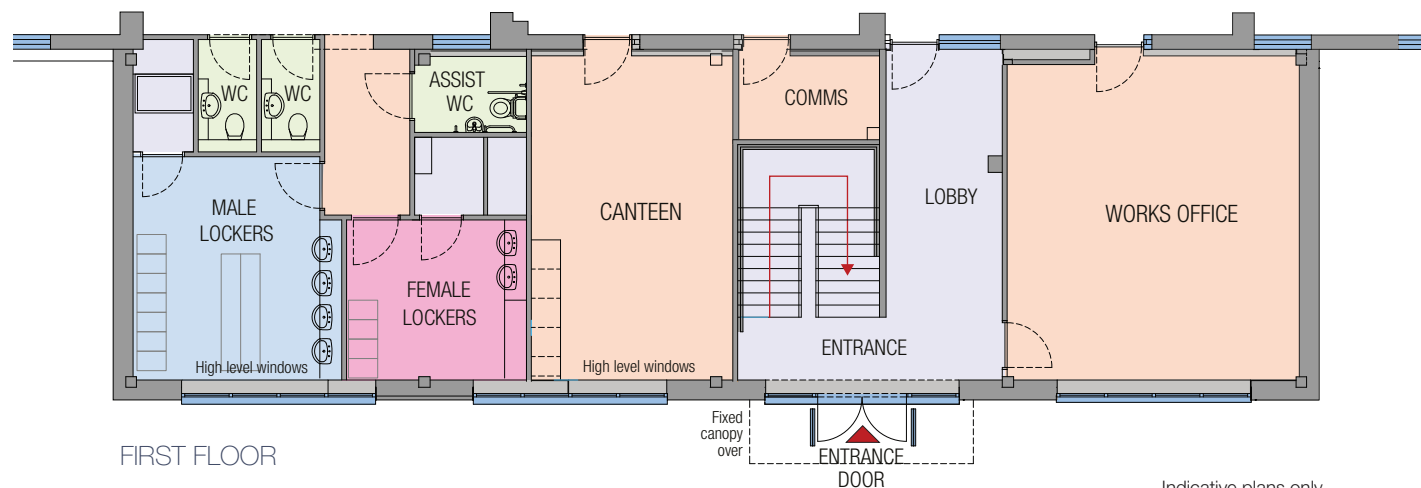
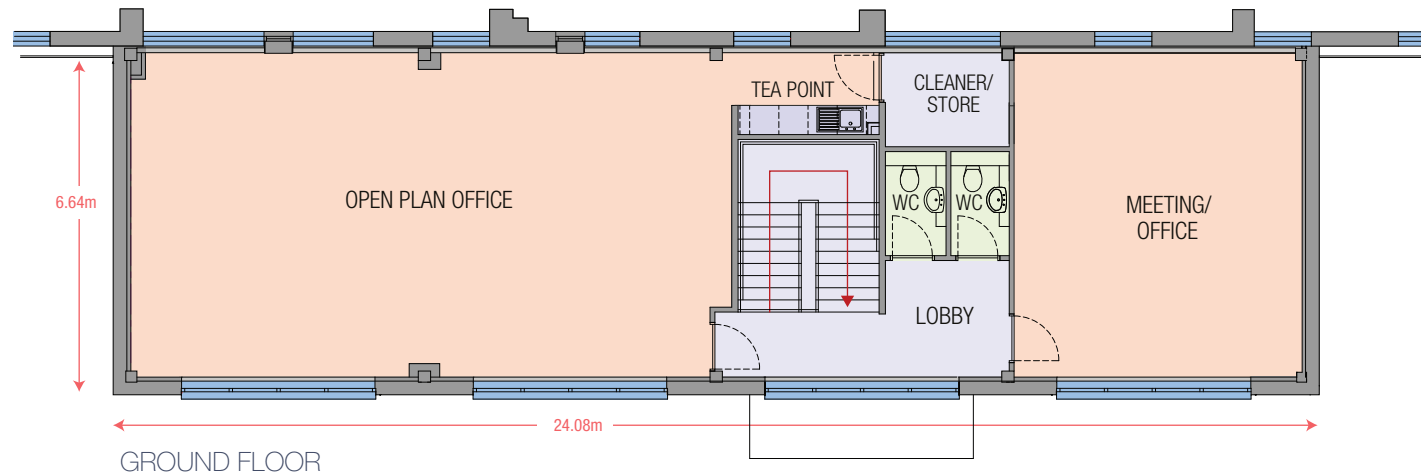
Modern office accommodation



11 x EV charging points

JAMES WATT 31

PROPOSED OFFICE LAYOUT



Indicative plans only

OFFICE & ANCILLARY SPACE

James Watt 31 is currently under comprehensive refurbishment. These works include the construction of a new two storey office block at the front of the warehouse. This office block will incorporate open plan office accommodation, meeting rooms, a kitchenette, WCs and ancillary storage space.



DISTANCES

London	81 miles	1hr 53 mins
Junction 15 M4	4.7 miles	13 mins
London Heathrow	69 miles	1hr 22 mins
Junction 16 M4	3.5 miles	10 mins
London Gatwick	98 miles	1hr 53 mins
Junction 4 M4	64 miles	1hr 21 mins
Bristol	39 miles	45 mins
Junction 15 M25	64 miles	1hr 17 mins
Birmingham	92 miles	1 hr 39mins
Junction 9 M40	38 miles	58 mins
Oxford	31 miles	55 mins
Junction 11a M5	32 miles	42 mins
Gloucester	34 miles	47 mins

Source: AA Route planner



FOR VIEWING AND MORE INFORMATION
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