

# JAMES WATT 31

| JAMES WATT CLOSE |  
| SWINDON | WILTSHIRE | SN2 1DZ

10 MINUTES  
TO M4 (J16)

42m  
DEPTH

31,741<sup>sq ft</sup>  
(2,948.8 sq m)

TO LET

- | Industrial / warehouse unit
- | Completely refurbished including new roof and new cladding
- | Level loading door access
- | New and fully integrated offices
- | 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

To be re-assessed.

## 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 has undergone a comprehensive refurbishment, including the installation of a new roof. 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, 11 of which have EV charging. 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	28,183	2,618.3
Ground floor office	1,816	168.7
First floor office amenity	1,715	159.3
<b>Total</b>	<b>31,714</b>	<b>2,946.3</b>



 **2 x level** access loading doors

 Large secure and fenced yard

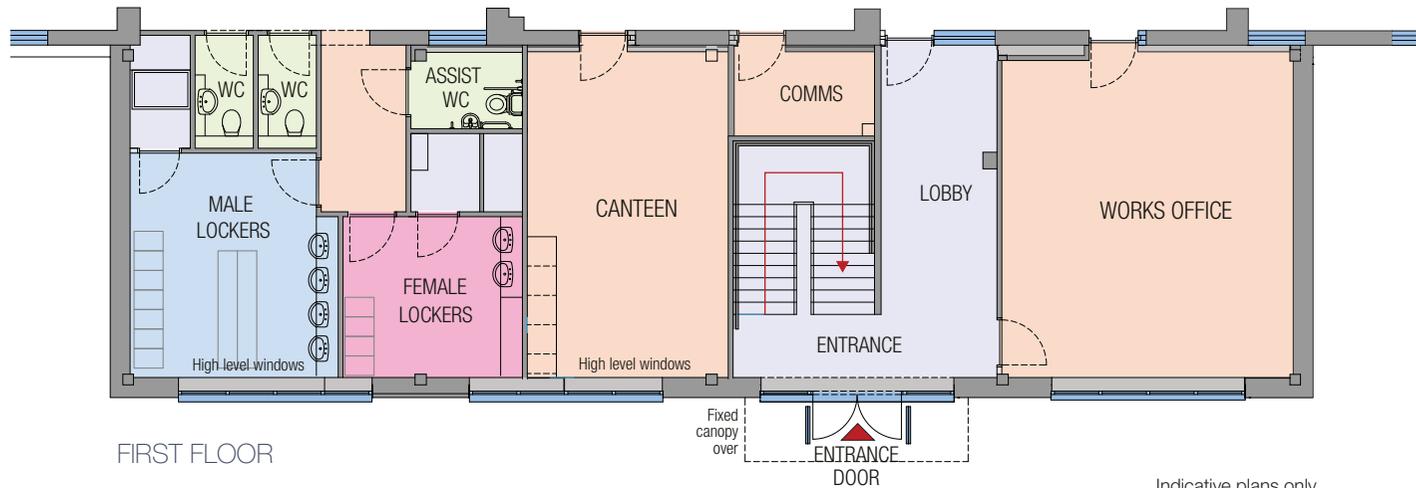
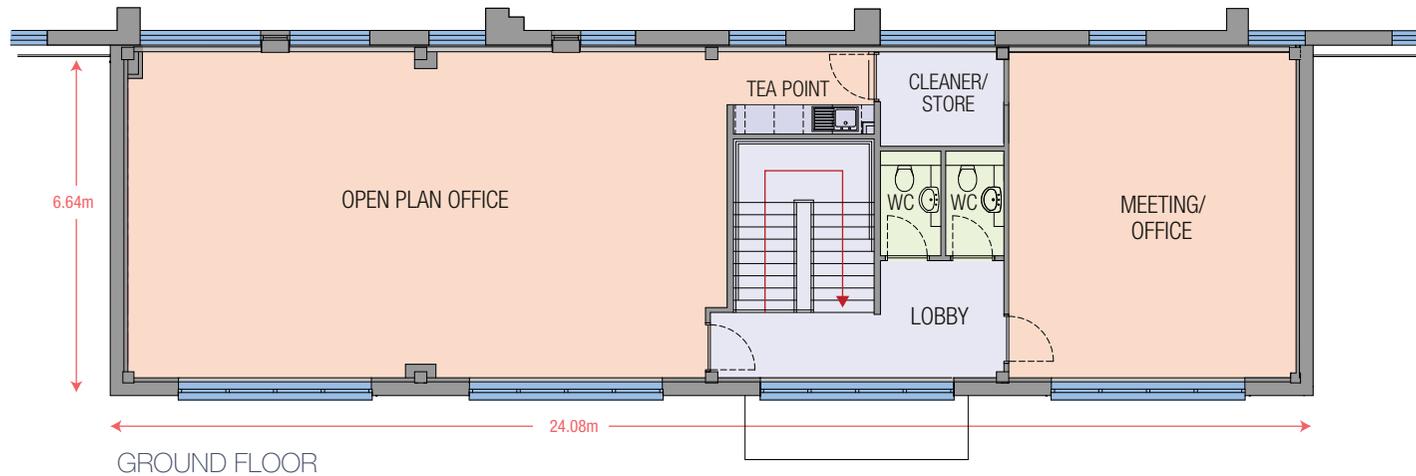
 **6.00m** eaves height

 Comprehensively refurbished

 Modern office accommodation

 11 x EV charging points

# JAMES WATT 31 | OFFICE LAYOUT



Indicative plans only

## OFFICE & ANCILLARY SPACE

James Watt 31 has been comprehensively refurbished. The works included the construction of a new two storey office block at the front of the warehouse. This office block incorporates open plan office accommodation, meeting rooms, a kitchenette, WCs and ancillary storage space.



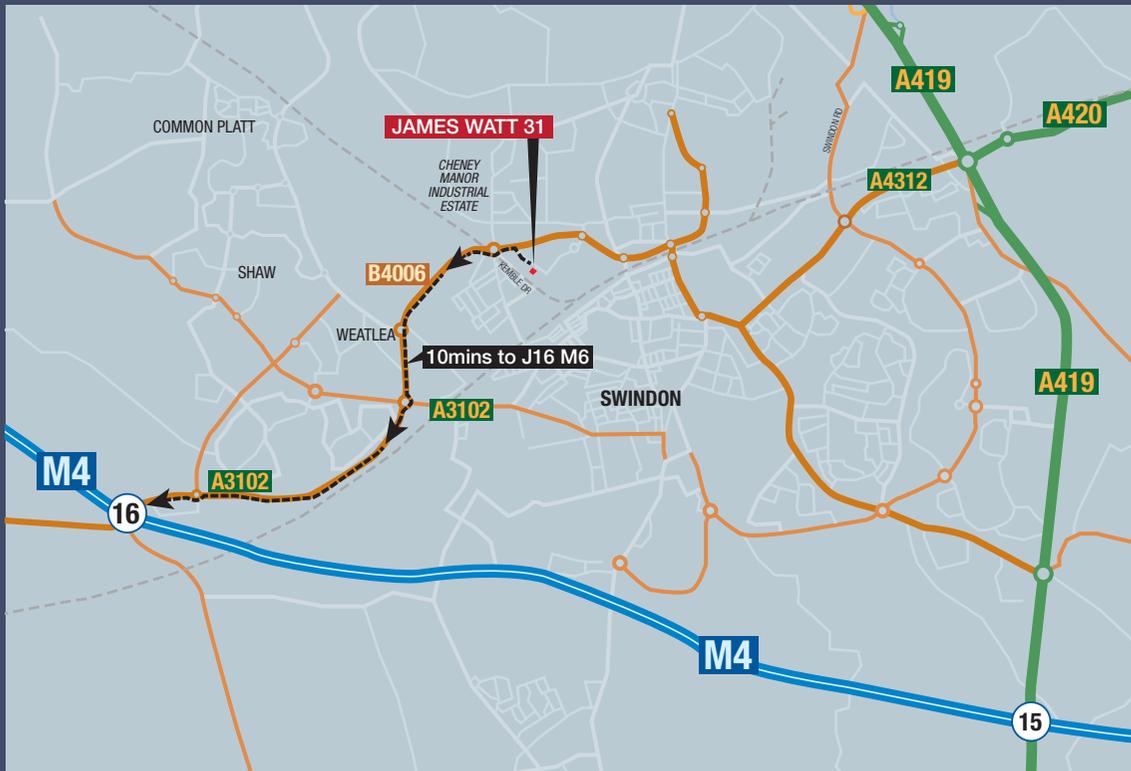


SAT NAV: SN2 1DZ

## 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  
PLEASE CONTACT:

  
**0117 927 6691**  
property.jll.co.uk

  
 Commercial Property Advisors  
**01793 541000**  
[www.whitmarshlockhart.com](http://www.whitmarshlockhart.com)

Chris Yates  
 T : +44 (0)7850 658 050  
[chris.yates@jll.com](mailto:chris.yates@jll.com)

Sophie Parsons  
 M : +44 (0)7709 507300  
[Sophie.Parsons@jll.com](mailto:Sophie.Parsons@jll.com)

Paul Whitmarsh  
 T : +44 (0)1793 541 000  
[paul@whitmarshlockhart.com](mailto:paul@whitmarshlockhart.com)

Chris Brooks  
 M : +44 (0)7733 114566  
[chris@whitmarshlockhart.com](mailto:chris@whitmarshlockhart.com)

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of an error or omission in the particulars or any other information given. 02/2026.