



europark

UNITS A & B EUROPARK

FRANKLAND ROAD | BLAGROVE INDUSTRIAL ESTATE | SWINDON SN5 8YU

MODERN WAREHOUSE UNITS WITH ANCILLARY OFFICES TO LET

FROM 30,542 SQ FT (2,836 SQ M) TO 80,528 SQ FT (7,478 SQ M)

AVAILABLE SEPARATELY OR COMBINED

Welcome to europark

The units benefit from the following:

- Secure yard and loading areas
- Minimum Eaves height of 9m
- Vehicle loading doors
- Combined total of 135 car parking spaces
- Fully fitted office areas
- Impressive reception areas
- Air-conditioning

Summary specification



EAVES HEIGHT
OF 9M



6 LOADING DOORS
(3 PER UNIT)



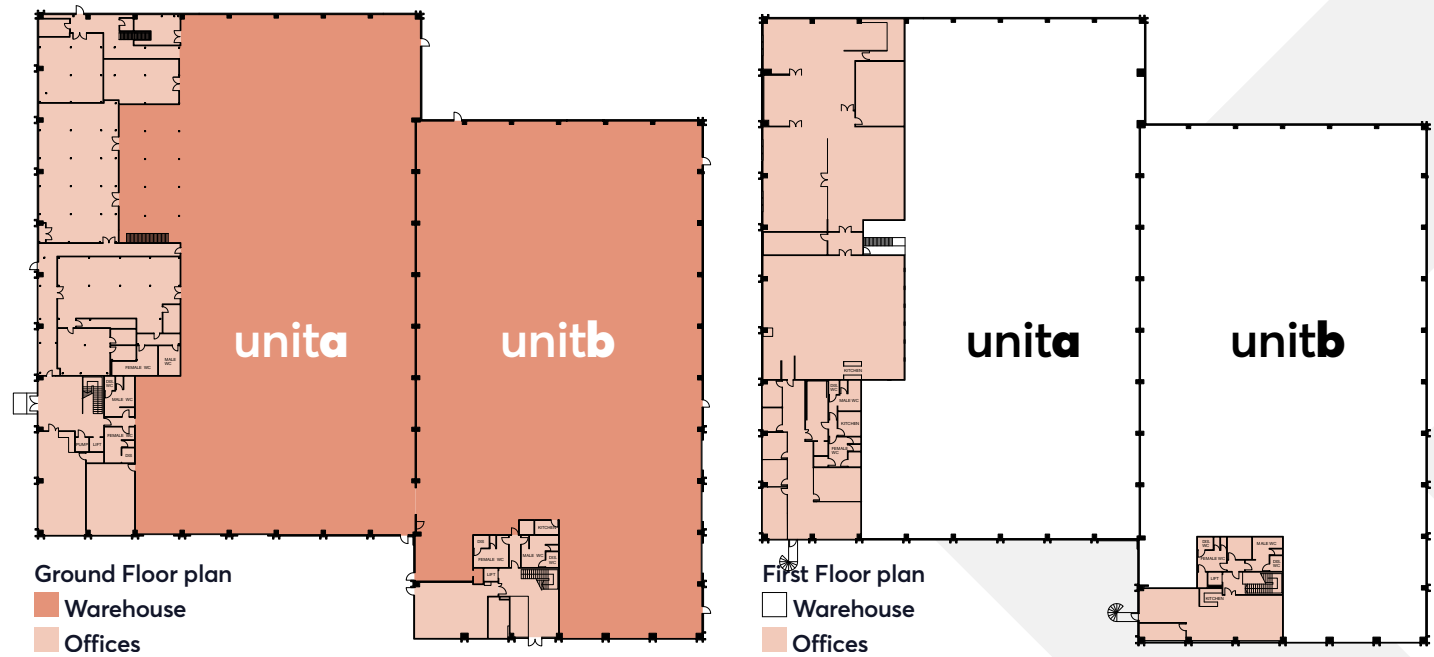
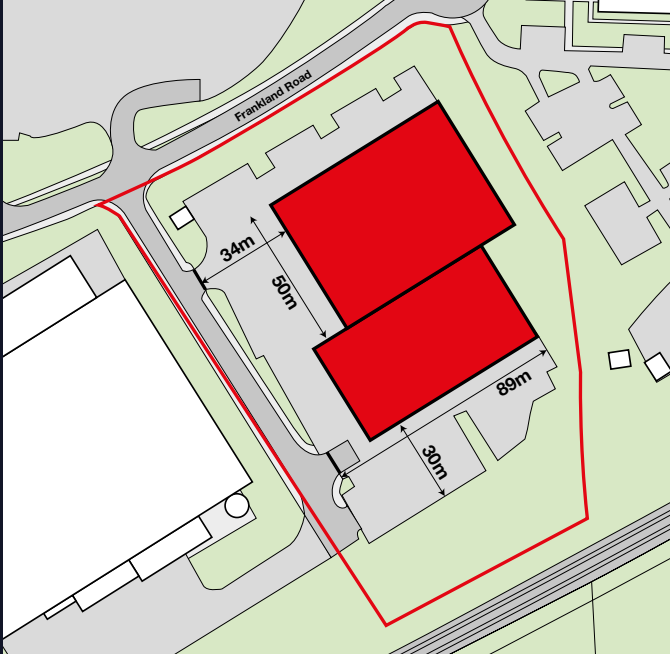
SELF CONTAINED
& SECURE



EXCELLENT LOCATION
ACCESS TO M4 J16



POWER – UP TO
1.4 MVA AVAILABLE



Schedule of areas

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice).

UNIT A	sq m	sq ft
GF Warehouse	2,312	24,892
GF Offices / ancillary	1,196	12,879
FF Offices / ancillary	1,134	12,215
Total	4,642	49,986
UNIT B	sq m	sq ft
GF Warehouse	2,411	25,960
GF Offices / ancillary	216	2,328
FF Offices / ancillary	209	2,254
Total	2,836	30,542
TOTAL UNITS A & B	7,478	80,528

With **excellent access to M4 J16**

Europark benefits from direct access onto Frankland Road, the principle estate road and holds an excellent strategic location adjacent to the M4 motorway:

Junction 16 of the M4 Motorway	1 mile
Junction 11a of the M5 Motorway	30 miles
Oxford	34 miles
Bristol	39 miles
Reading	41 miles
London (Heathrow)	69 miles

*Source Google

Swindon is an established and successful location which attracts major national businesses. In addition to excellent road links, Swindon is well located for rail travel:

Reading	25 mins
Bristol Temple Meads	37 mins
London Paddington	55 mins

*Source Google

LEASE

New lease or leases are available on terms to be agreed. Please contact the agents for further information.

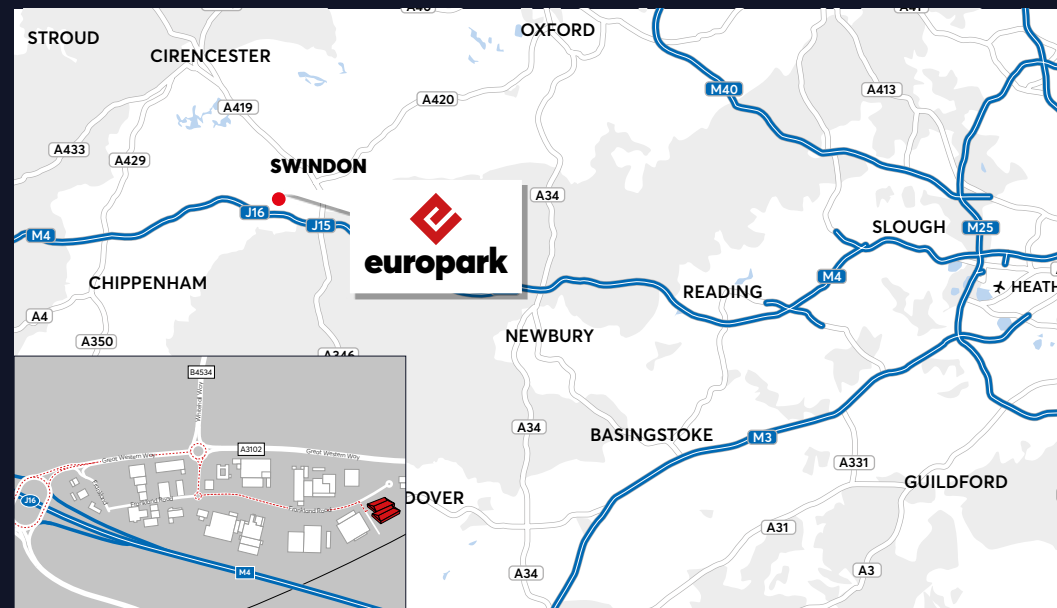
EPC C52

RENT

On application to the agents.

BUSINESS RATES

Please contact the agents for further information.



LEGAL COSTS

Each party will be responsible for their legal costs incurred in the transaction(s).

VIEWING

Viewing and further information is strictly by prior appointment through the sole agents.

View our virtual tour at:
<https://youtu.be/g7G6fHNCDm0>

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