

Unit ne

Crompton Road | Groundwell Industrial Estate
Swindon | SN25 5AY

 **To Let**

19,945 sq ft
(1852.96 sq m)



Full
refurbishment



420KVA
power supply



Large
secure yard

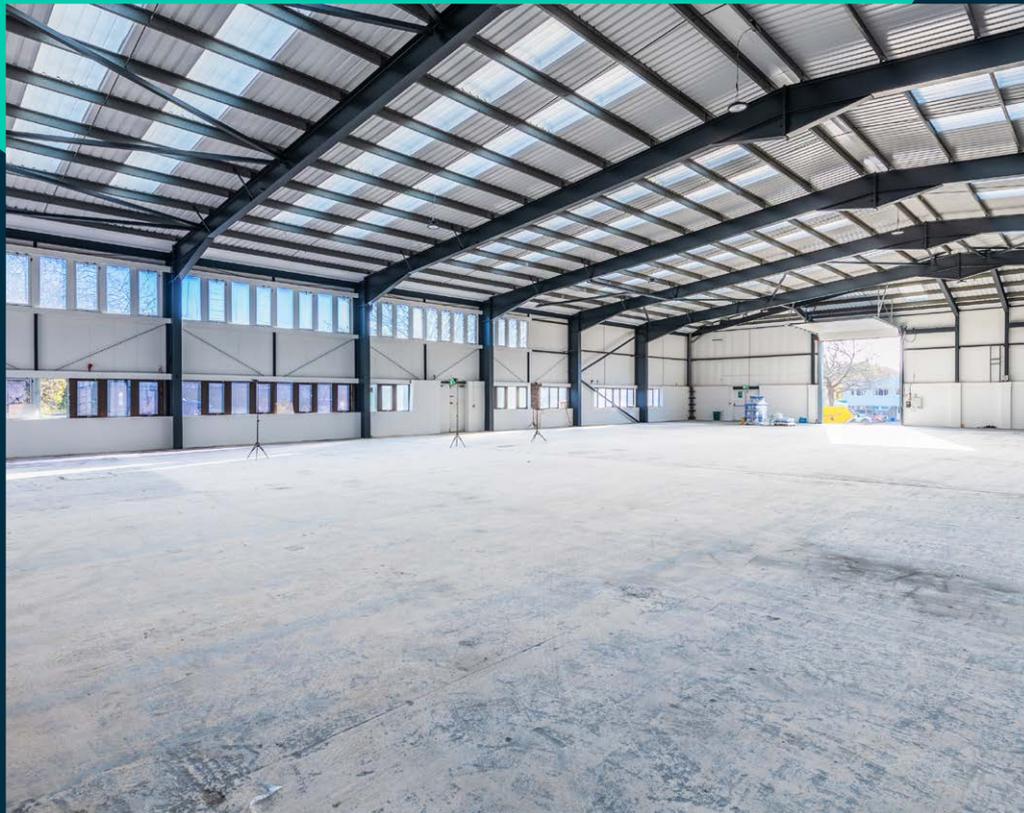
**Refurbishment
to complete
early 2026**





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The property comprises a self-contained, detached industrial unit/warehouse, which is under comprehensive refurbishment, including a new roof.



The unit is located in an established distribution location and benefits from a large secure yard.

The unit is of steel portal frame construction with part brickwork, part steel profile clad elevations.

Internally the property offers refurbished office accommodation, WCs, kitchenette and open plan warehouse space with a concrete floor and 6m minimum eaves height. There is also an undercroft area which is ready for an occupier's bespoke fit out.



Shower facilities



First floor offices

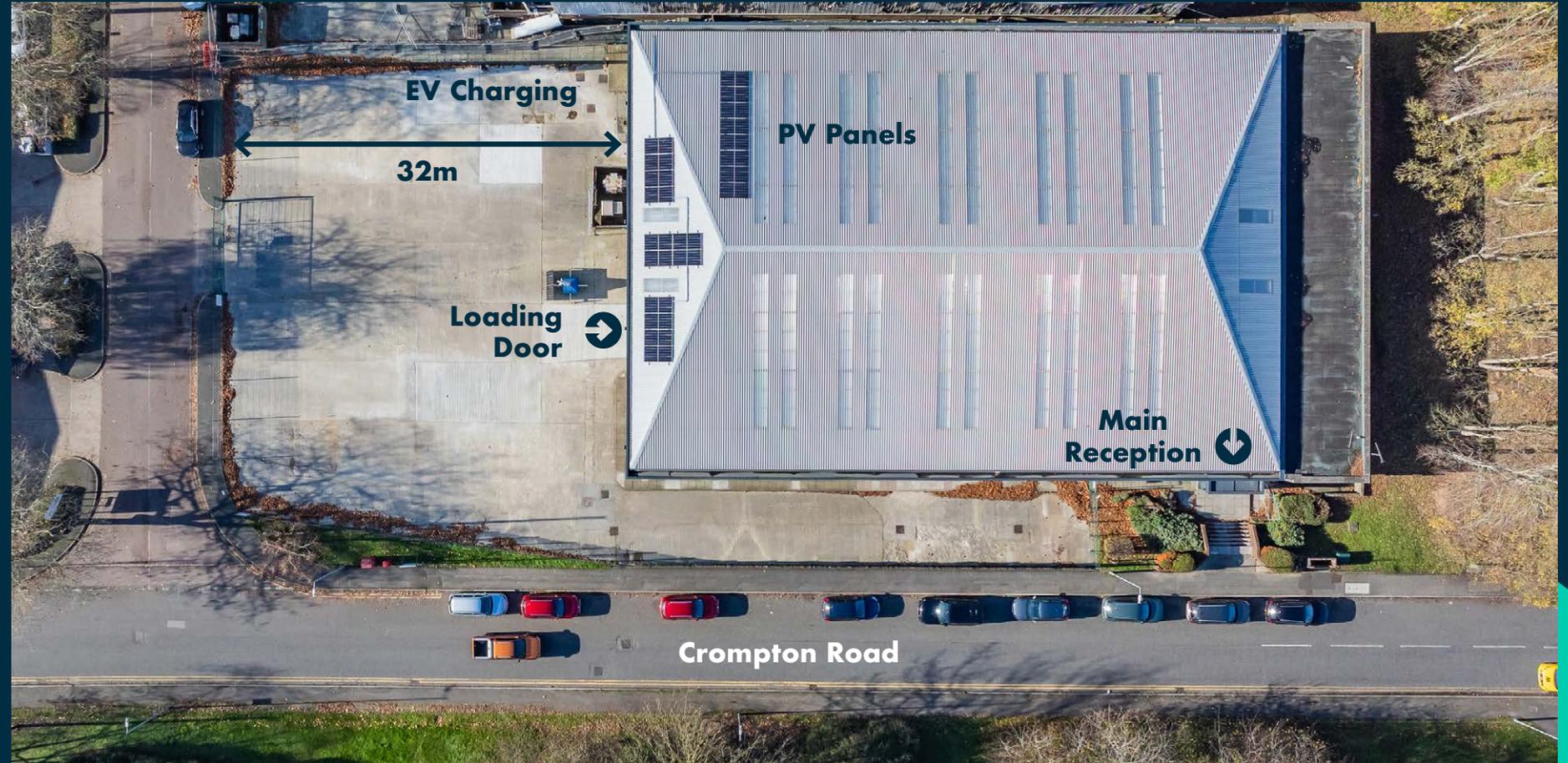


6m min eaves height

Description

Access is provided by a new electrical sectional door to the warehouse and via a separate refurbished entrance lobby to the side for pedestrians.

The property also benefits from EV charging, PV panels to the roof and a high power supply of 420KVA.



Electric loading door



Modern Reception



Large secure yard (32m)



Solar Installation



EV charging



420KVA power supply

Accommodation

The accommodation comprises the following areas:

Area	sq ft	sq m
Ground Floor Warehouse	15,851	1,472.61
Ground Floor Undercroft, Reception & WC	2,052	190.64
First Floor Offices & WCs	2,042	189.71
Total	19,945	1,852.96

Measured on a GIA basis



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The estate is a popular distribution location with neighbouring occupiers including: Vygon, Oak Furnitureland, BG Automotive, & Hacklings Transport.

Groundwell Industrial Estate is an established industrial estate situated approximately 3 miles north of Swindon town centre.

SAT NAV: SN25 5AY

What 3 Words: ///bridges.grow.playfully

The estate benefits from excellent access to the A419 which gives dual carriageway access to Junction 15 of the M4, 6 miles to the south. Road connections to the north are also good via the A419/417, which gives access to Junction 11a of the M5, approximately 29 miles to the north.

Location

Drive Times

A419	4 Mins
M4 J15	10 Mins
Cheltenham	36 Mins
Oxford	48 Mins
Bristol	48 Mins
Birmingham	85 Mins
London	100 Mins





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Service Charge

A service charge is payable on the property, please ask the agents for details.

Services

We understand that mains services are provided to the property including water, drainage, and 3 phase electricity. Occupiers are advised to establish the capacity and connectivity are sufficient for their own operation.

Energy Performance

The EPC is to be reassessed upon completion of the refurbishment works. EPC rating B anticipated.

Rateable Value

Please contact the agents for further information.

Tenure

The property is available on a new fully repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

Anti-money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Contacts

For further information, please contact the joint agents



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