



Viscount Way



VISCOUNT
WAY

TO LET
UNIT 10C

Viscount Way
South Marston Park
Swindon
SN3 4TN

 what3words

omance.satellite.glitz

MODERN DETACHED HIGH BAY WAREHOUSE FACILITY

102,510 sq ft (9,523.47 sq m) Additional mezzanine floor 2,051 sq ft (1,862 sq m)



The unit offers the opportunity of a further 20,000 sq ft of mezzanine storage floors.

Unit 10C offers the opportunity of a refurbished, modern, detached high bay warehouse facility on a self-contained secure site.

LOCATION

Unit 10C is situated on the prestigious South Marston Park, one of Swindon's principal employment areas and warehousing location.

Swindon holds an excellent location between Junctions 15 and 16 of the M4 motorway. The M25 and London and Bristol are within easy access.

Vehicle access to South Marston Park is gained via Junction 15 of the M4 motorway and the A419 dual carriageway.

Other occupiers include Aldi, Evri, Amazon, Marks & Spencer, Honda and Oak Furniture Land.

Swindon town centre is within easy reach with its mainline train station.

Unit 10C is accessed via Viscount Way through a gated entrance.



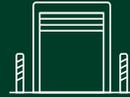
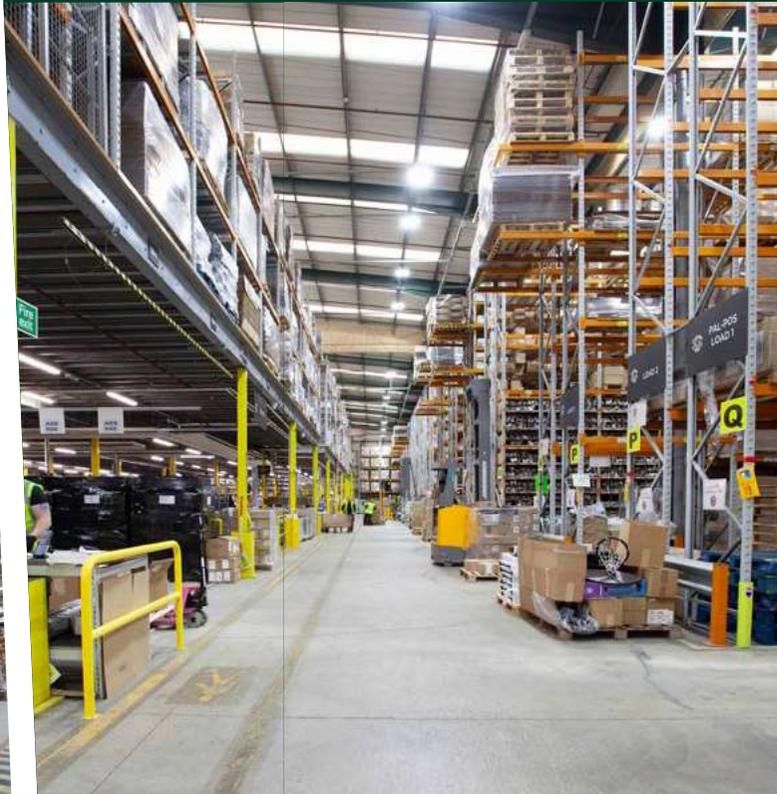
THE FACILITY

Unit 10C offers the opportunity of a modern high bay warehouse facility. The unit is detached and sits on a secure site with a gated entrance.

Internally the warehouse is arranged in 3 portal frame bays. Internal eaves height 9m. Commercial vehicle access to the building comprises 9 dock level loading doors and 1 surface level loading door. Internally there is a fitted two storey office area with reception, WCs and kitchenette facilities. In addition there is a two storey works area with WCs and a canteen facility above.

Externally there is a large concrete service and parking yard area together with a car parking area.

The unit sits on a secure site with a gated entrance.



9 dock level loading doors



1 surface level door



Internal eaves height 9m



Secure self-contained site



Fitted office areas

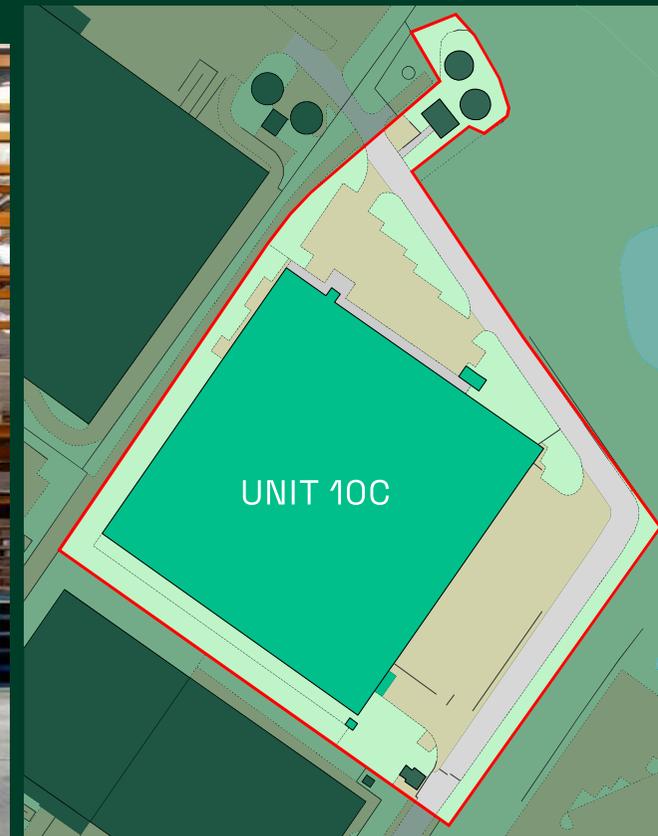


Dedicated parking area

ACCOMMODATION

GROUND FLOOR	SQ FT	SQ M
Warehouse	90,722	8,428.23
Main Office	4,052	376.46
Ancillary WC/Offices	1,842	171.16
FIRST FLOOR		
Main Offices	4,052	376.46
Ancillary Canteen/Mezzanine	1,842	171.16
TOTAL	102,510	9,523.47
Mezzanine Storage Floor	20,051	1,862.83

Outside there is a large parking and service yard together with car parking areas.



VISCOUNT WAY

LEASE

A new full repairing and insuring lease is available.

RENT

Please contact the agents for further information.

RATEABLE VALUE

The building currently has a rates assessment of £960,000. Please contact the agent for further information on the rates payable.

EPC

The building benefits from an EPC Rating of C-75.

VIEWINGS

Viewings and further information is strictly by prior appointment with the sole agents.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WL Hollister HD2650 02/26

