



ENTERPRISE HOUSE

Murdock Road, Dorcan Industrial Estate.
Swindon, SN3 5HY

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TO LET

MODERN WAREHOUSE/
LIGHT INDUSTRIAL UNIT
21,277 sq ft (1,976.70 sq m)

- Dock and surface loading doors
- Fitted office area additional mezzanine floors
- Large service yard area
- Close to Junction 15 M4



DESCRIPTION

Enterprise House comprises a modern semi detached storage/light industrial unit constructed of a portal frame. The unit benefits from a fitted two storey office area to the front of the building and has both surface and a dock level loading door to the rear.

Internally there are mezzanine floors fitted. Internal eaves height approximately 6.5m.

Externally there is parking to the front of the property and a service and parking yard to the rear.

The site has potential for enlarging the rear service yard.



ACCOMMODATION

The accommodation comprises the following areas:

FLOOR	SQ FT	SQ M
Ground - Warehouse	11,606	1,078.23
Ground - Reception, Canteen, WC and Display Offices	4,829	448.63
1st - Offices, Canteen and WC	4,842	449.84
Total	21,277	1,976.70
Mezzanine - Mezzanine Floors	3,384	314.38
Total	24,661	2,291.08



LOCATION

Dorcan Industrial Estate is a popular and established employment area well located in east Swindon. The estate benefits from direct access to the A419 dual carriageway and Junction 15 of the M4 motorway is only 2 miles to the south.

Enterprise House is located on Murdock Road, one of the principle estate roads. Swindon town centre and rail station are approximately 3 miles to the west.

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SUMMARY

Available Size	21,277 sq ft / 1,976.70 sq m
Rent exclusive of VAT	£170,000 per annum
Rateable Value	£118,000
EPC	Rated D (79)



TERMS

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

ANTI-MONEY LAUNDERING REGULATIONS

A prospective tenant will be required to provide information to satisfy these regulations.

VIEWINGS

Viewings are strictly by appointment through the agent.



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