

**FULLY REFURBISHED
WAREHOUSE / DISTRIBUTION UNIT
53,708 SQ FT (4,989.6 SQ M)
ON 1.089 HA (2.692 ACRES)**

110 FARADAY PARK



To be refurbished



6 dock leveller doors



Clear internal eaves height of 8m



Established industrial and logistics location (w3w/// gullible.cure.advances)



On-site parking for 49 cars

**FARADAY ROAD
SWINDON, SN3 5JF**

FARADAY PARK

The Park was built in 1999/2000 and represents some of the best specified units in Swindon. The immediate working environment is maintained to a very high level, and offers a best in class business park feel.

The estate is in close proximity to both J15 of M4, and a skilled workforce.

**FARADAY ROAD
SWINDON, SN3 5JF**







LOCATION

Faraday Park is situated on Faraday Road, in the prime industrial area of Swindon, with direct access onto the A419 dual carriageway and within 2.5 miles of Junction 15 of the motorway. The A419 also provides access to Oxford and the M5 to the north east. Swindon town centre lies approximately 3 miles to the west.

Swindon Town Centre + Train Station



Faraday Road

Faraday Park

Gloucester

A419

M4 Junction 15



DESCRIPTION

The fully refurbished building provides:



To be refurbished



Steel portal frame construction



6 dock leveller doors



2 surface level doors



On-site parking for 49 cars



2 concrete service yards



Clear internal eaves height of 8m



Fitted with solar panels



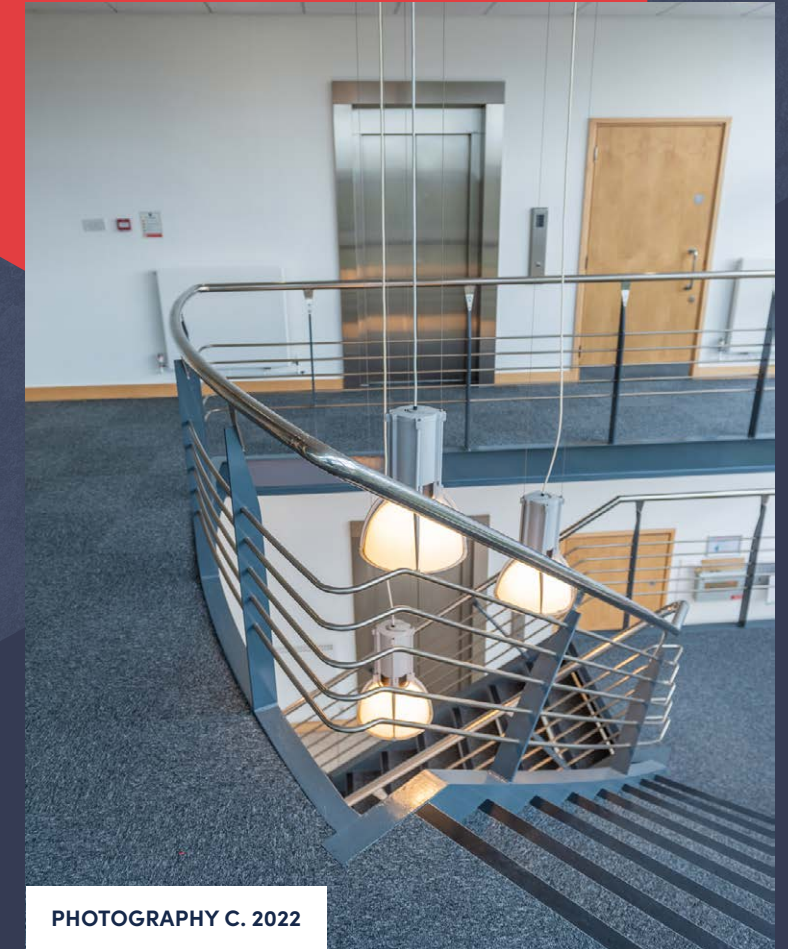
PHOTOGRAPHY C. 2022



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ACCOMMODATION

Warehouse	42,844 sq ft	3,980.3 sq m
Ground office	5,012 sq ft	465.6 sq m
Ground plant	415 sq ft	38.6 sq m
First Floor office	5,437 sq ft	505.1 sq m
Total	53,708 sq ft	4,989.6 sq m
Area excludes canopy:	2,540 sq ft	236.0 sq m



PHOTOGRAPHY C. 2022



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FARADAY ROAD SWINDON, SN3 5JF

RENT

On application.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

Rents are exclusive of, but are liable to VAT at the prevailing rate.

RATES

On application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

EPC rating B41.

FURTHER INFORMATION

Contact owner direct:



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VIEWINGS

Strictly via sole agents:



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