



Unit 2 Drakes Meadow Trade Park, Drakes Way

Swindon, SN3 3LL

PROMINENT TRADE COUNTER UNIT

2,000 to 5,000 sq ft
(185.81 to 464.52 sq m)

- PROMINENT ROADSIDE LOCATION FRONTING DRAKES WAY (A4312)
- DETACHED BUILDING
- AVAILABLE FROM 2,000 FT² UPWARDS
- CLOSE TO GREENBRIDGE RETAIL PARK, ALLEN FORD AND BIG YELLOW SELF-STORAGE

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Swindon, SN3 3LL



Summary

Available Size	2,000 to 5,000 sq ft / 185.81 to 464.52 sq m
Rent	£15 per sq ft
Business Rates	To be assessed
EPC	Upon enquiry

Location

Drakes Meadow Trade Park holds a prominent location directly fronting Drakes Way (A4312).

Drakes Way is one of the principal access routes to and from the town centre. the Greenbridge Retail Park is located 0.5 miles to the east, which provides one of the principal out-of-town retail shopping locations within Swindon. Other occupiers close by include Big Yellow, Allen Ford and Mercedes-Benz of Swindon.

Unit 2 is accessed via Penny Lane, with traffic lights to Drakes Way.

///what3words

///exact.score.grapes

Description

Unit 2 comprises a detached clear span portal frame building with 6m clear haunch height. The Unit provides the option to be divided into two units of 2,500 ft² each, if required.

Externally, there is a large parking and service yard area.

Terms

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

Viewings

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



Paul Whitmarsh MRICS

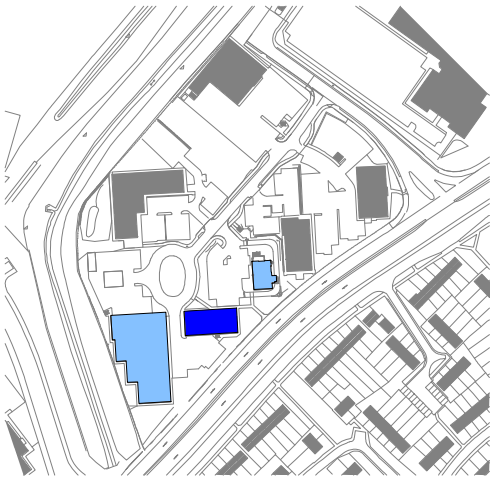
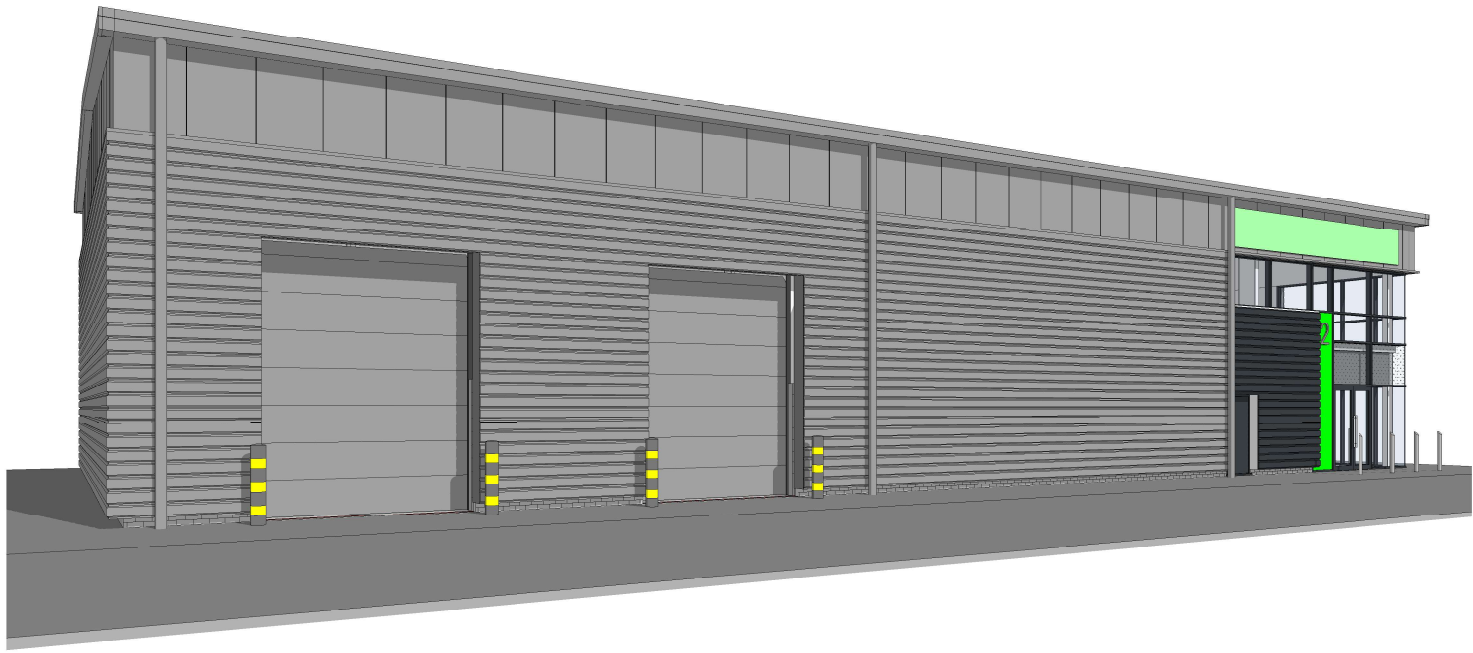
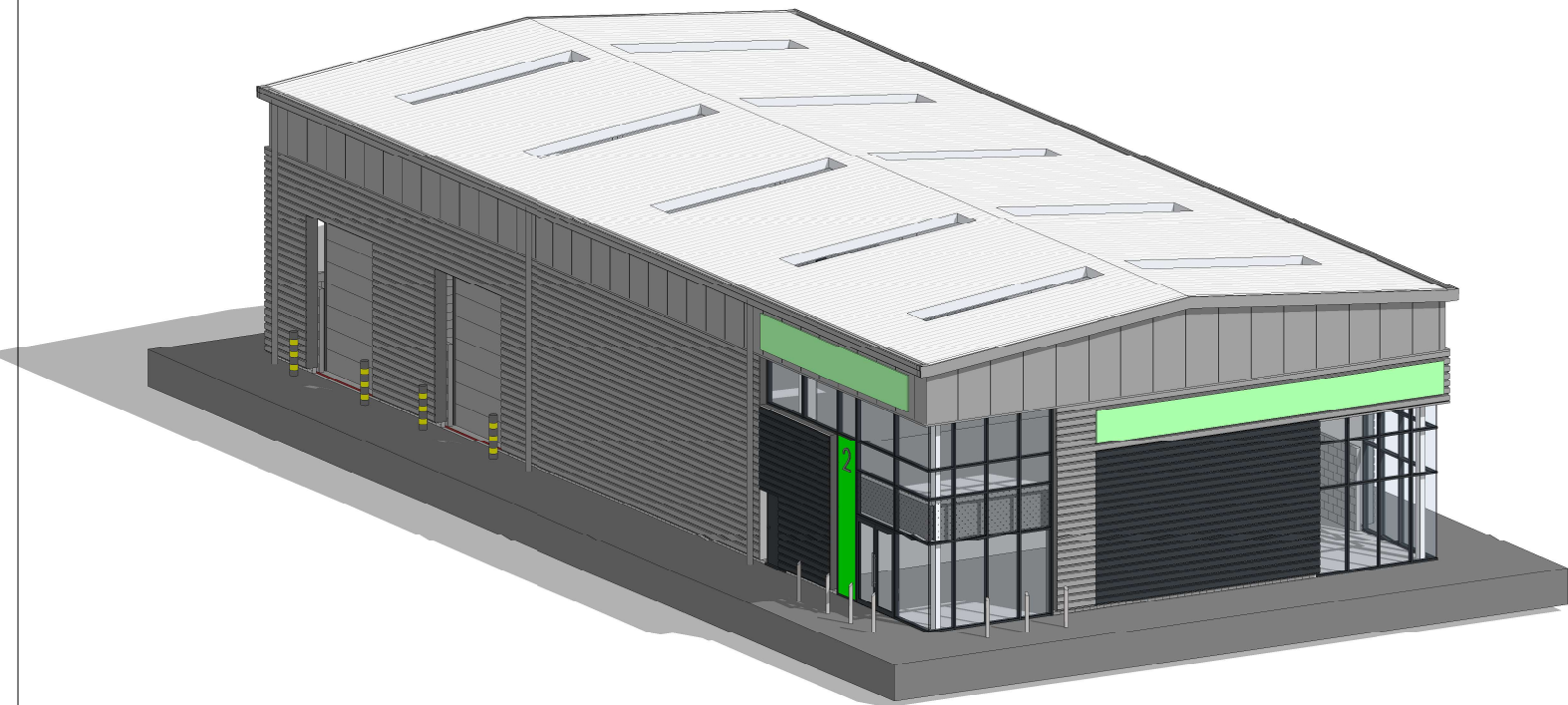
07880 728181
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Chris Brooks MRICS

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Note: Photovoltaic Panels not illustrated on 3D views for clarity



Key Plan
1 : 2500

UNIT 2

E	12.04.23	Updated	NBB	JMR
D	24.05.23	Updated	NBB	JMR
C	01.08.22	Unit Numbering Updated	GG	NBB
B	18.07.22	Block B reduced to 1 unit, plans, elevations updated to suit revision	CS	JMR
A	04.01.22	Updated in line with comments	NBB	JMR
Rev	Date	Description	Rev By	Chk'd By
Drawing Title	Unit 2 3D Views			
Job-Dwg No	14246 - (P)134			Rev E
Client	Barkby Real Estate Developments Ltd			
Status	PLANNING			
Scale	1:2500	Drawing Size	A2	
Drawn By	NBB	Checked By	JMR	Date 10.2021
Wakefield, WF1 3QA t. 01924 291800 Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555 The Old Rectory, 79 High Street, Newport Pagnall, MK16 8AB t. 01908 211577 101 London Road, Reading, RG1 5BY t. 0118 9507700 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215 THE HARRIS PARTNERSHIP ARCHITECTS www.harrispartnership.com				

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Active Electrical
Charging spaces

Future Electrical
Charging spaces

Site Area
Red Line
4.022 Acres / 1.63 Hectares

SCALE 1:500

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Information	10/20/2021	AW	AW
2	Issue for Information	10/20/2021	AW	AW
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PROPOSED DEVELOPMENT #
Drakes Business Park
Drakes Way
Sunderland

Client
Barclay Real Estate Developments Ltd

PLANNING
1:500
Drawing Set: A0
Date: 10/20/2021
Drawn: AW
Checked: AW

Project Name
14246 - (P)112
Scale
1:500
Date
10/20/2021
Drawn
AW
Checked
AW

Project Manager
AW
Project Engineer
AW
Project Designer
AW
Project Checker
AW
Project Approver
AW
Project Sign-off
AW
Project Date
10/20/2021
Project Location
Drakes Way, Sunderland
Project Status
Proposed
Project Notes
Proposed Detailed Site Plan
Project Reference
14246 - (P)112
Project File Path
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Project File Size
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