

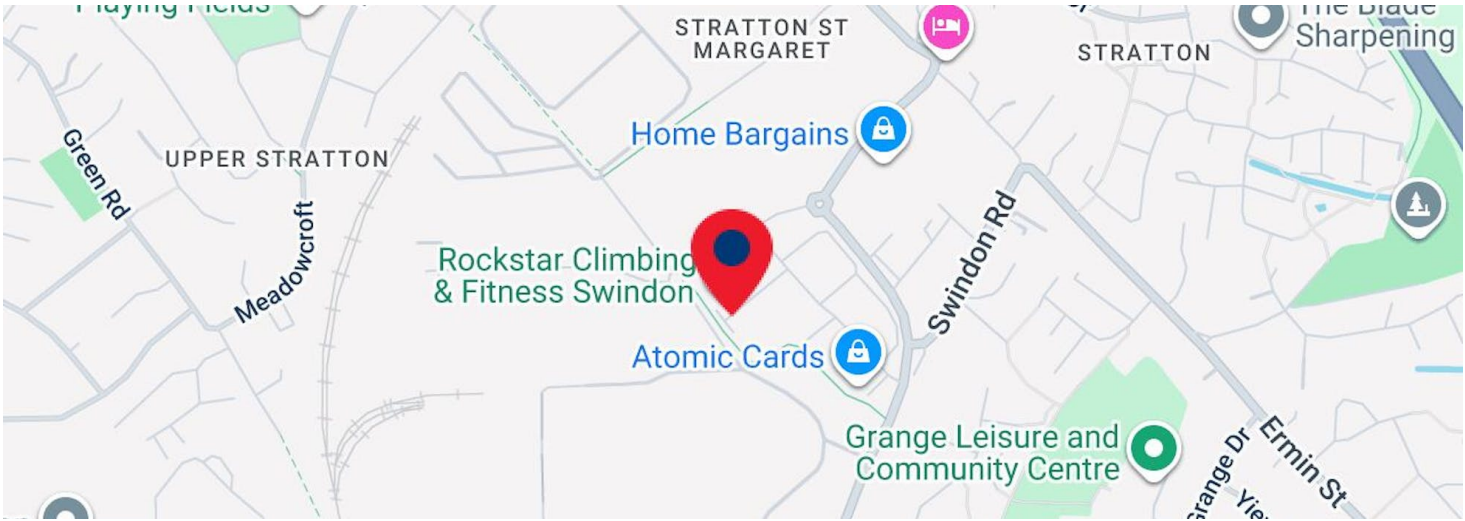


**Unit 8 IO Centre, Radway Road,  
Swindon, SN3 4WH**

**MODERN  
INDUSTRIAL/WAREHOUSE UNIT**

**7,787 sq ft**  
(723.44 sq m)

- RECENTLY REFURBISHED
- 8M MINIMUM EAVES HEIGHT
- RECEPTION LOBBY
- FITTED OFFICE  
ACCOMMODATION
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING AND  
SERVICE YARD
- FITTED KITCHENETTE  
FACILITY



Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 7,787 sq ft / 723.44 sq m |
| Rent           | £93,500 per annum         |
| Rateable Value | £46,500                   |
| Rates Payable  | £23,203.50 per annum      |
| EPC            | B (50)                    |

The warehouse has a three phase electrical power supply and LED lighting.

**//what3words**  
<https://what3words.com/sheets.plan.pays>

Location

The IO Centre is an established warehouse and employment location well located in east Swindon.

The A419 dual carriageway is less than 1 mile away, which provides excellent access to the M4 and M5 motorways.

Swindon town centre and train station are 3 miles to the west.

Description

Unit 8 is constructed of a clear span steel portal frame construction, with part brick and modern steel profile cladding and glazed elevations.

Vehicle access to the warehouse is gained via an up and over sectional loading door in the front elevation. In addition the unit has a separate glazed personnel entrance. Internally, the facility has a minimum clear eaves height of 8m.

At the front of the unit there is a reception lobby at ground floor with WC and kitchenette facilities.

At first floor there is an open plan office with additional WC.

Accommodation

| Name                                          | sq ft        | sq m          |
|-----------------------------------------------|--------------|---------------|
| Ground - Warehouse including kitchenette & WC | 7,226        | 671.32        |
| 1st - Office including WC                     | 561          | 52.12         |
| <b>Total</b>                                  | <b>7,787</b> | <b>723.44</b> |

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.

Viewings

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



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