



## Unit 10C Viscount Way, South Marston Park

Swindon, SN3 4TN

### **MODERN DETACHED HIGH BAY WAREHOUSE FACILITY**

**102,510 to 104,561 sq ft**  
(9,523.49 to 9,714.03 sq m)

- 9 DOCK LEVEL LOADING DOORS
- 1 SURFACE LEVEL DOOR
- INTERNAL EAVES HEIGHT 9M
- SECURE SELF CONTAINED SITE
- FITTED OFFICE AREAS
- DEDICATED PARKING AREA

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## Summary

Available Size	102,510 to 104,561 sq ft / 9,523.49 to 9,714.03 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	N/A
EPC	C (75)

## Location

Swindon holds an excellent location between Junctions 15 and 16 of the M4 motorway. The M25 and London is approximately 60 miles to the east and Bristol 40 miles to the west.

Access to South Marston Park is gained via Junction 15 and the A419 dual carriageway. Swindon town centre is approximately 3 miles away with its mainline train station.

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

## //what3words

<https://w3w.co/romance.satellite.glitz>

## Description

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 workers 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	90,722	8,428.35
Ground - Main Office	4,052	376.44
Ground - Ancillary WC/Offices	1,842	171.13
1st - Main Offices	4,052	376.44
1st - Ancillary Canteen/Mezzanine	1,842	171.13
Mezzanine - Storage Floor	20,051	1,862.80
<b>Total</b>	<b>122,561</b>	<b>11,386.29</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 Paul Whitmarsh or Chris Brooks.



**Paul Whitmarsh MRICS**

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