



Unit 8 Woodside, South Marston Park

Swindon, SN3 4WA

REFURBISHED INDUSTRIAL WAREHOUSE UNIT

1,433 sq ft
(133.13 sq m)

- TO BE REFURBISHED
- AVAILABLE SUMMER 2026
- A419 - 0.5 MILES
- 3 PHASE POWER SUPPLY
- ALLOCATED PARKING
- RECEPTION AND WC

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Summary

Available Size	1,433 sq ft / 133.13 sq m
Rent	£19,500 per annum
Business Rates	N/A
EPC	E (112)

Location

South Marston Park is Swindon's premier industrial estate situated to the east of Swindon.

The Park is located within 0.5 miles of the A419 providing easy access to Junction 15 of the M4 approximately 5 miles to the south and Cirencester, Gloucester and the M5 to the north.

///what3words

<https://what3words.com/speaks.glossed.union>

Description

Unit 8 Woodside forms part of a development of 19 similar industrial units. The property is of steel portal frame construction with elevations of mixed brick, profile metal sheet cladding and glazing.

There is a reception area with WC facility.

The warehouse area has a minimum eaves height of 6m. Access to the warehouse is via a sectional up and over loading door (3m x 3m) and the unit benefits from LED lighting throughout. 3 phase electric and capped gas are connected.

Externally there is allocated parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, Reception Area and WC	1,433	133.13
Total	1,433	133.13

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

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



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