



Unit 10 Westerngate, Hillmead Enterprise Park

Swindon, SN5 5WN

A MODERN WAREHOUSE FACILITY

12,525 sq ft

(1,163.61 sq m)

- AVAILABLE IMMEDIATELY
- AIR CONDITIONED OFFICES
- 7M MINIMUM CLEAR HEIGHT
- 2 SURFACE LEVEL LOADING DOORS
- 218 kVA 3 PHASE POWER SUPPLY
- LOCATED BETWEEN JUNCTION 15 & 16 OF THE M4
- 21 PARKING SPACES

Unit 10 Westerngate, Hillmead Enterprise Park

Swindon, SN5 5WN



Summary

Available Size	12,525 sq ft / 1,163.61 sq m
Rent	£150,000 per annum
Rateable Value	£101,000
Rates Payable	£48,480 per annum
EPC	C (64)

Location

Swindon is strategically located between junctions 15 & 16 of the M4 motorway. London is approximately 80 miles to the East and Bristol 40 miles to the West. Westerngate is situated in West Swindon, holding a prominent location on Mead Way. This road forms one of the principal arterial routes linking the north of Swindon to the town centre.

Westerngate is part of Hillmead Enterprise Park, an established and popular employment area.

///what3words

<https://what3words.com/riddle.chill.spindles>

Description

Unit 10 comprises a modern, end of terrace warehouse facility. It is constructed of clear span portal frame, with full height profile steel cladding, under a steel clad roof incorporating translucent roof light panels.

Internally, the warehouse benefits from a minimum clear height of approximately 7 metres. To the front of the premises there is a reception entrance with WC's, staff canteen and warehouse office. At first floor there is an open plan office with suspended ceilings, LED lighting and air conditioning.

The office furniture is available by separate negotiation.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse	10,219	949.38
Ground - Reception and Under Croft	1,170	108.70
1st - Offices	1,136	105.54
Total	12,525	1,163.62

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.



Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com



Paul Whitmarsh MRICS

07880 728181

paul@whitmarshlockhart.com

James Gregory (Alder King)

01793 615477 | 07917 188 006

jgregory@alderking.com

