



## Unit 2 Napier Close, Hawksworth Trading Estate

Swindon, SN2 1TY

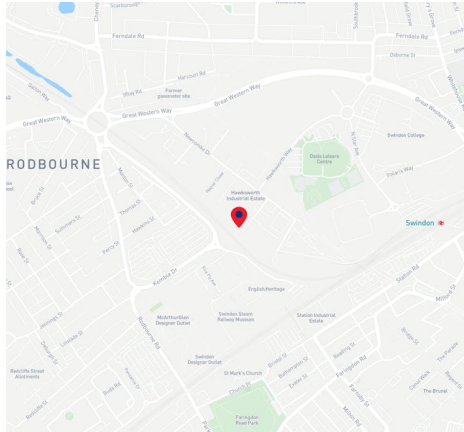
### **REFURBISHED LIGHT INDUSTRIAL/WAREHOUSE UNIT**

**3,398 sq ft**  
(315.68 sq m)

- ADDITIONAL MEZZANINE STORAGE
- MINIMUM EAVES HEIGHT OF 4.8M
- 3-PHASE POWER SUPPLY
- FITTED OFFICE & RECEPTION
- ALLOCATED CAR PARKING & LOADING
- GOOD ACCESS TO GREAT WESTERN WAY

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## Summary

Available Size	3,398 sq ft / 315.68 sq m
Rent	£21,000.00 per annum
Rateable Value	£45,000.00
Rates Payable	£22,455 per annum
Rates Comment	Combined with Unit 1
EPC	C (56)

## Location

Swindon is situated between London and Bristol at the heart of the M4 corridor.

Hawksworth Industrial Estate is a popular location with direct access onto the Great Western Way. It is approximately 1.5 miles to the west of the town centre and approximately 3.5 miles from junction 16 of the M4 motorway. Other occupiers in the vicinity include Buildbase, Virgin Media, Roofbase and Rexel.

## ///what3words

<https://what3words.com/closet.list.successes>

## Description

Unit 2 comprises a mid-terrace unit of steel portal frame construction, with profile clad and brick elevations.

At the front of the unit is a reception area with WC's and an office. At first floor there is additional mezzanine storage and ancillary store room. Vehicle access to the warehouse is via a steel roller shutter loading door (3.5m (W) x 4.45 (H)). Internally, the facility has a minimum clear eaves height of 4.8m to the gutter.

The warehouse has a 3-phase electrical power supply, capped mains gas and LED lighting to the warehouse. The unit has recently been refurbished.

Externally, there is loading and parking directly in front of the unit.

The premises can be combined with the adjacent Unit 1, giving a total floor area of 7,930 ft<sup>2</sup>.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/Office & WCs	2,809	260.96
Mezzanine - Mezzanine & Stores	589	54.72
<b>Total</b>	<b>3,398</b>	<b>315.68</b>

## Viewings

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



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