

UNIT C1, EUROPA SWINDON

RADWAY ROAD, STRATTON ST MARGARET, SWINDON, WILTSHIRE, SN3 4ND



**Howard
Tenens
Limited**

**WAREHOUSE UNIT WITH OFFICES
TO LET – 40,169 SQ FT (3,732 SQ M)**

EUROPA, UNIT C1 SWINDON

40,169 sq ft modern warehouse facility
in a managed secured environment.

UNIT C1, RADWAY ROAD

Established as one of Swindon's key distribution and manufacturing locations, Europa is well located for the A419 dual carriageway and Junction 15 of the M4.

Europa occupies an area of circa 40 acres and comprises over 1 million sq ft of warehousing and ancillary office accommodation in a managed secure environment.

- A419 – 0.75 miles
- M4 Junction 15 – 5 miles
- Central London – 80 miles
- Bristol – 45 miles

DESCRIPTION

Unit C1 comprises a clear span portal frame warehouse facility that has been upgraded to a high standard to include new cladding and roofing system. Internally the unit has an eaves height of 6.28m. Internally there is ancillary office and WC accommodation. Vehicle access is gained by 7 level access doors. Externally there are extensive parking and service yard areas.

EPC

EPC – B(30).



PLANNING

The property will benefit from B1 and B8 (light Industrial and warehousing and distribution) planning consent.

TERMS

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed. The landlord will maintain the external structure via the service charge.

FURTHER INFORMATION

Please contact the agents:

Whitmarsh Lockhart
Commercial Property Advisors
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www.whitmarshlockhart.com

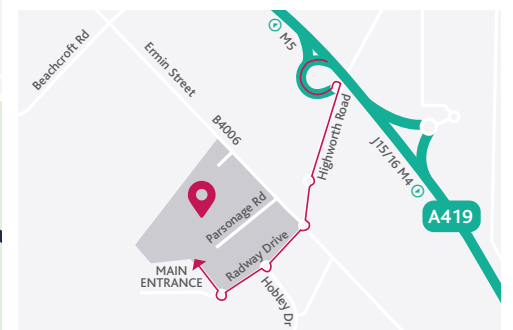
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