



## **Units 22A&B Cirencester Way**

Elgin Industrial Estate, Swindon, SN2 8EJ

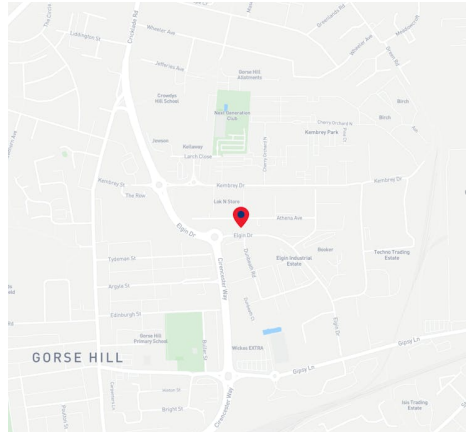
**PROMINENT SHOWROOM  
FACILITY FRONTING  
CIRENCESTER WAY WITH AN  
OPTION TO DIVIDE THE  
FACILITY INTO TWO UNITS**

**4,000 to 12,540 sq ft**  
(371.61 to 1,165 sq m)

- PROMINENT SHOWROOM FACILITY
- HIGH PROFILE LOCATION FRONTING CIRENCESTER WAY - A4311
- PLANNING PERMISSION FOR EXTENDED PARKING AND SERVICE YARD AREAS
- OPTION TO DIVIDE THE FACILITY INTO TWO UNITS

# Units 22A&B Cirencester Way

Elgin Industrial Estate, Swindon, SN2 8EJ



## Summary

Available Size	4,000 to 12,540 sq ft / 371.61 to 1,165 sq m
Rent	£12.50 per sq ft
Business Rates	Please contact the Agents for further information
EPC	C (63)

## Location

Swindon holds a strategic position on the M4 motorway located between Junctions 15 and 16. London is 80 miles to the east and Bristol 40 miles to the west.

The premises hold a prominent road frontage location directly onto the A4311 Cirencester Way dual carriageway at the front of the Elgin Industrial Estate.

This forms the principle route from north Swindon to the town centre, located 1.5 miles to the south.

Other nearby occupiers include Formula One Autocentres, Dick Lovett BMW, Screwfix, Blade Honda, Magnet Kitchens and Plumbase.

Whilst the unit has a prominent location onto Cirencester Way, access to the unit is gained via Athena Avenue.

## Description

The showroom is constructed of a metal portal frame which has been extended to the front and side. The front elevations are principally glazed. Internally the unit benefits from a two storey office/administration area as well as a WC block.

Planning permission has been granted to extend the outside parking and service yard areas and divide the facility into two units, if required. An indicative plan showing the additional car parking areas and one of the potential options for division is included in these details.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Unit A - Showroom / Light Industrial including WC	4,000	371.61
Ground - Unit B - Showroom	7,978	741.18
Ground - Unit B - First Floor	562	52.21

## Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations once terms have been agreed.

## Viewings

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



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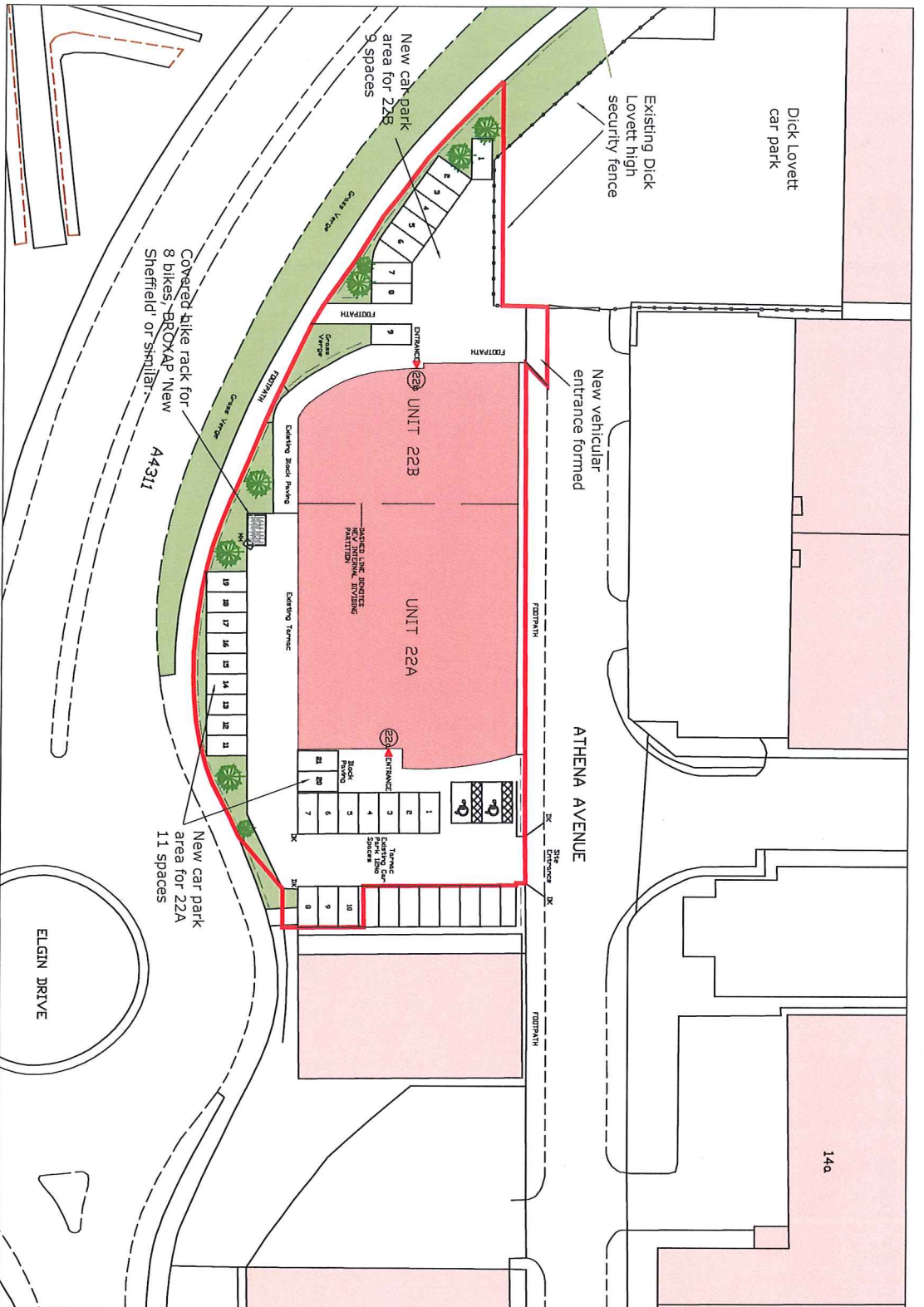


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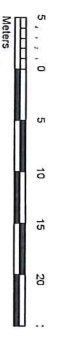
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**Site Plan 1:500**

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Red line denotes application boundary



<b>Client</b> Unit 22 Athena Avenue Elgin Drive Swindon SN2 8EJ	
<b>Product</b> Proposed Parking Provision	
<b>TITLE</b> Site Plan Proposed	
<b>EVANS JONES</b> Ltd	
CONSULTING ENGINEERS ARCHITECTS PLANNERS SURVEYORS ENVIRONMENTAL CONSULTANTS TRADING AS <b>EVANS JONES</b>	
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DRAWN BY RICKY JONES 19/28	CHECKED BY RICKY JONES 03
DATE 10/19	SCALE 1:500

Revisions:  
 Rev: 01 Description