

UK, SWINDON

# HAWKSWORTH

INDUSTRIAL ESTATE

HIGH QUALITY INDUSTRIAL UNIT  
WITH SECURE YARD  
UNIT 8 - 13,303 SQ FT (1,235.9 SQ M)

**AVAILABLE NOW**  
SAT NAV: SN2 1EJ

LOGICOR 



LOGICOR.EU

# HAWKSWORTH

## INDUSTRIAL ESTATE

The estate is located within one of Swindon's most established industrial locations with good access to the Town's main infrastructure and Town's centre.



This high quality industrial estate comprises 8 units of steel portal frame construction suitable for a range of uses. The units benefit from good eaves height, office accommodation and three-phase power supply. The site can be accessed via Wyndham Road, which leads to allocated parking on the estate.







# HIGH QUALITY INDUSTRIAL ESTATE



## ACCOMMODATION

UNIT 8	SQ FT	SQ M
Warehouse	12,283	1,141.1
First Floor	1,020	94.6
<b>TOTAL</b>	<b>13,303</b>	<b>1,235.9</b>

### KEY

-  Main entrance
-  Unit space
-  Car parking
-  Available units



**HAWKSWORTH INDUSTRIAL ESTATE**  
Wyndham Road,  
Swindon, SN2 1EJ

## SPECIFICATION



Good eaves height



Allocated parking



Suitable for a range of uses



Steel portal frame construction



Two-storey offices



**EPC** EPC available on request

## PROMINENT INDUSTRIAL LOCATION

Hawksworth Industrial Estate is located close to Junction 16 of the M4, which provides excellent access to the UK's National Motorway Network. Bristol and Reading are both under 40 miles from the site and Heathrow Airport can be reached in 1 hour and 23 minutes drive time. Nearby Swindon station offers direct and regular services to London Paddington, Swansea and Bristol.

- M4:** 3.2 MILES, 8 MINUTES
- M5:** 30 MILES, 45 MINUTES
- M40:** 57.7 MILES, 1 HOUR 3 MINUTES
- M25:** 65.6 MILES, 1 HOUR 12 MINUTES

DRIVE TIME TO **HEATHROW AIRPORT** IS APPROXIMATELY **70.6 MILES, 1 HOUR 23 MINUTES**

**SWINDON:** 1.6 MILES, 5 MINUTES

- BRISTOL:** 39.6 MILES, 47 MINUTES
- READING:** 39.8 MILES, 53 MINUTES
- LONDON:** 80.4 MILES, 1 HOUR 53 MINUTES
- BIRMINGHAM:** 92 MILES, 1 HOUR 41 MINUTES



Please contact us for further details:

**Whitmarsh Lockhart**  
Commercial Property Advisors  
**01793 541000**  
[www.whitmarshlockhart.com](http://www.whitmarshlockhart.com)

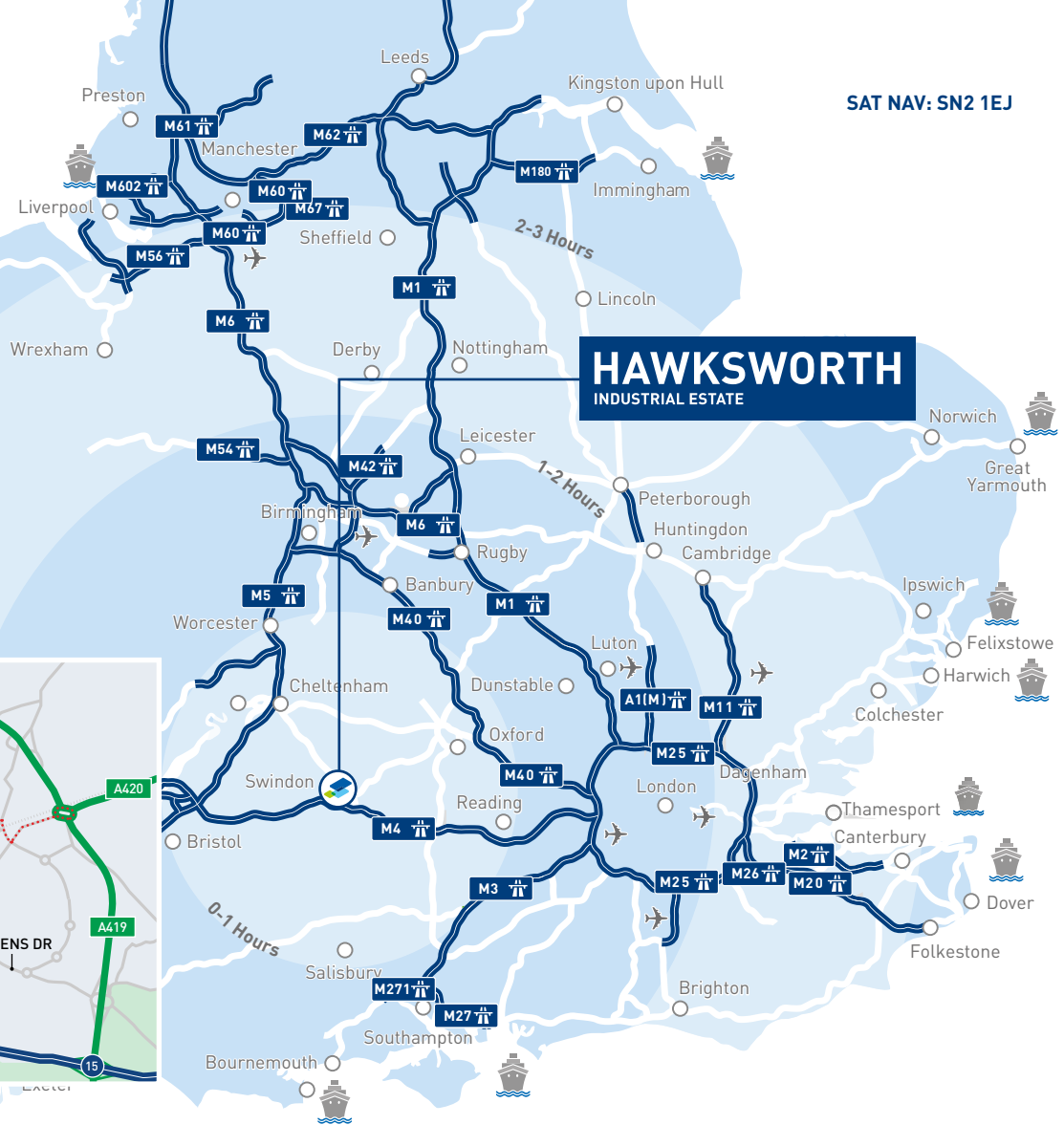
Chris Brooks  
E [chris@whitmarshlockhart.com](mailto:chris@whitmarshlockhart.com)  
T + 44 (0) 7733 114 566

**loveday**  
**01793 423344**  
[loveday.uk.com](http://loveday.uk.com)

Alastair Andrews  
E [alastair@loveday.uk.com](mailto:alastair@loveday.uk.com)  
T + 44 (0) 7989 512 606

**LOGICOR**

**LOGICOR UK**  
Fourth Floor, 30 Broadwick Street, London, W1F 8JB  
[ukenquiries@logicor.eu](mailto:ukenquiries@logicor.eu)  
Tel: (0)800 731 71 70  
[www.logicor.eu](http://www.logicor.eu)



Misrepresentation Act 1967:  
Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. May 2023.