



**BLACKWORTH  
INDUSTRIAL  
ESTATE**

**BLACKWORTH INDUSTRIAL ESTATE,  
HIGHWORTH, SWINDON, SN6 7NA**

# **MODERN MANUFACTURING/ WAREHOUSING UNIT - TO LET**

**37,673 SQ FT / 3,499 SQ M**

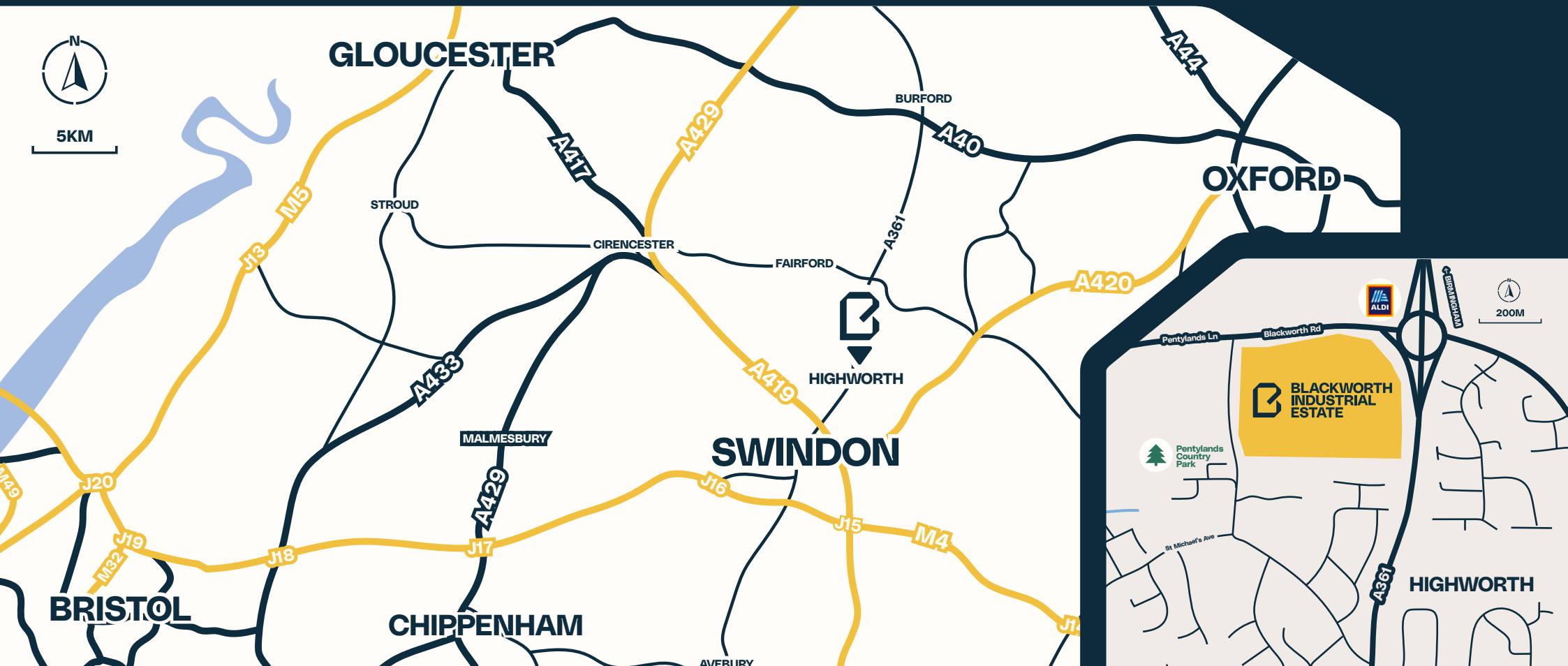
# LOCATION

The premises are located at Blackworth Industrial Estate, the principal employment area in Highworth, to the north east of Swindon. Direct road access is provided onto the A361 Lechlade Road, which in turn connects to the A419 trunk road, 4 miles to the south west.

Swindon is the largest town in Wiltshire and is well served by the M4 (Junctions 15 and 16) linking Reading and London to the east and Bristol to the west.

## Distance to key locations:

|                                       |                               |                                     |
|---------------------------------------|-------------------------------|-------------------------------------|
| <b>8 miles</b><br>Swindon town centre | <b>50 miles</b><br>Bristol    | <b>70 miles</b><br>London Heathrow  |
| <b>6 miles</b><br>A419 Intersection   | <b>35 miles</b><br>Gloucester | <b>72 miles</b><br>Southampton Port |
| <b>9 miles</b><br>M4 Junction 15      | <b>45 miles</b><br>Reading    | <b>56 miles</b><br>Avonmouth Port   |
| <b>15 miles</b><br>M4 Junction 16     | <b>85 miles</b><br>London     |                                     |



## DESCRIPTION

The premises offers a substantial warehouse accommodation, to be let as a whole.

Specifications include:

- **SURFACE LEVEL LOADING**
- **EAVES HEIGHT OF 7 METRES**
- **ANCILLARY ACCOMMODATION**
- **CAR PARKING**
- **SHARED LOADING AREA**

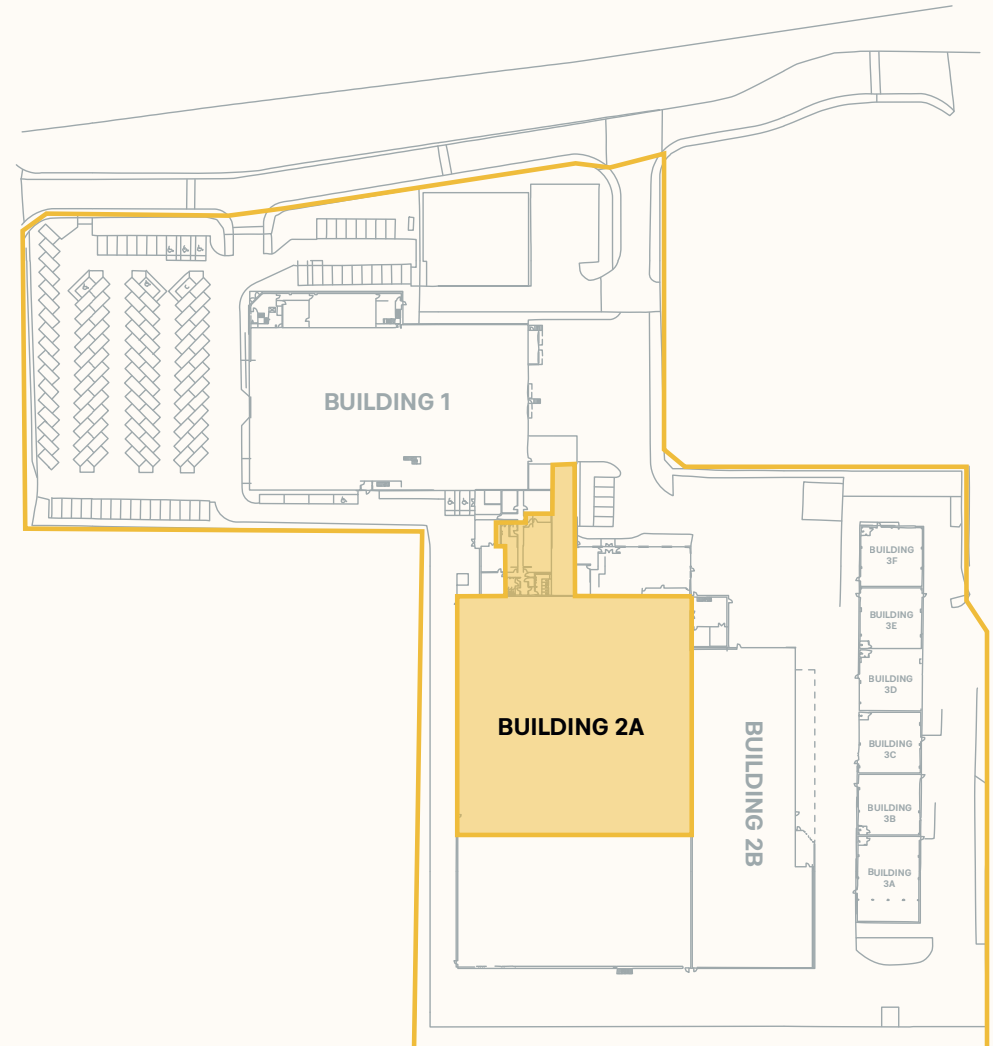
The refurbishment works have now completed and the unit is available for immediate occupation.

## BUILDING 2

Building 2A is the principle accommodation on site, totaling 37,673 sq ft (3,499 sq m). It is served by 2 surface level loading doors. The building is configured to provide clear warehouse accommodation with ancillary office/store space.

## ACCOMMODATION

|                    | <b>SQ FT</b> | <b>SQ M</b> |
|--------------------|--------------|-------------|
| <b>BUILDING 2A</b> | 37,673       | 3,499       |





## FURTHER INFORMATION

### TENURE

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

### QUOTING TERMS

Rent – Quoting terms are available upon request.

Please note, all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

### BUSINESS RATES

Please contact the agents for further information.

### ENERGY PERFORMANCE CERTIFICATES

A copy of the EPC is available on request.

### LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

### SERVICE CHARGE

The tenant is to contribute a fair and reasonable proportion towards the cost of maintenance and upkeep of the common parts of the wider estate. Full details are available on request.



## CONTACT

Viewings and further information is strictly by prior appointment through joint agents:



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