

# TO LET



# STIRLING COURT

UNIT B2, STIRLING ROAD, SOUTH MARSTON PARK, SWINDON, SN3 4TQ

**25,478 sq ft**  
(2,366.98 sq m)

**WAREHOUSE**  
IN A PROMINENT LOCATION

**FULLY**  
**REFURBISHED**

- GENEROUS PARKING / SERVICE YARD
- 6.25M CLEAR INTERNAL HEIGHT
- TWO GROUND LEVEL LOADING DOORS
- FITTED OFFICES
- TWO ACCESS POINTS
- ROOFTOP SOLAR PV



UNIT  
**B2**



UNIT B2



STIRLING COURT

## SUMMARY



**AVAILABLE SIZE:**  
25,478 sq ft / 2,366.98 sq m



**RENT:**  
£210,000 per annum (£8.25 sq ft).



**RATEABLE VALUE:**  
£157,000



**EPC:**  
B

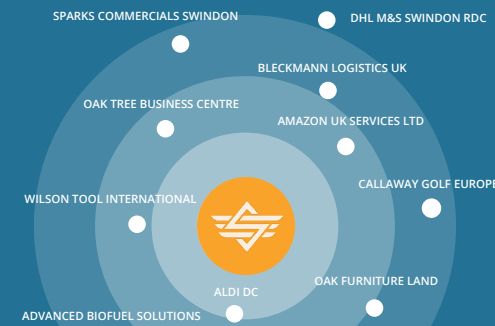
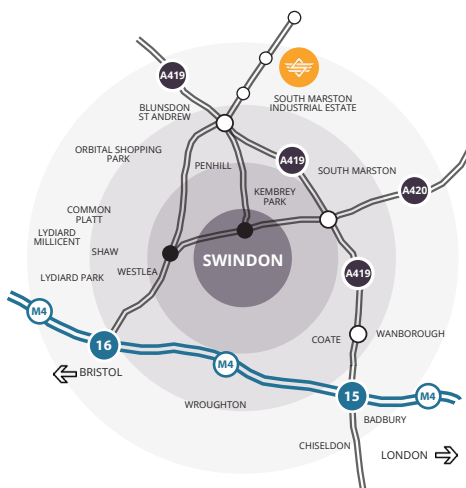


## LOCATION

South Marston Park is a popular and successful employment area well located on the eastern outskirts of Swindon.

The estate has excellent access to the M4 via the A361 and A419. Junction 15 is approximately 5 miles to the south.

South Marston Park is a well-established location for warehousing and logistics space. Existing occupiers include Aldi, Wilson Tool International, Oak Furniture Land, Amazon, Callaway Golf Europe and Marks and Spencer.

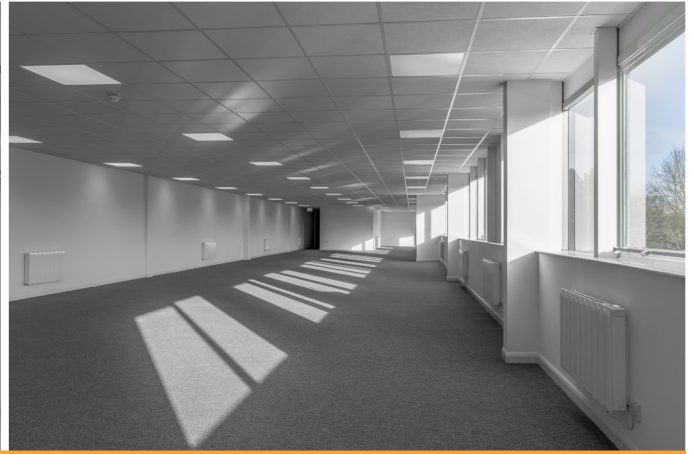


A FEW NEIGHBOURS





UNIT B2  
  
STIRLING COURT



TO LET - 25,478 sq ft WAREHOUSE

STIRLING COURT - UNIT B2, STIRLING ROAD, SOUTH MARSTON PARK, SWINDON, SN3 4TO





## DESCRIPTION

Situated in a prominent location fronting onto Stirling Road, Unit B2 is a semi-detached warehouse facility of steel portal frame construction, with glazed and insulated clad elevations and roof. The premises have been fully refurbished and benefit from the following specification:

- 6.25M CLEAR INTERNAL HEIGHT RISING TO 7.6M AT APEX
- TWO GROUND LEVEL LOADING DOORS
- DEDICATED SERVICE YARD WITH TWO ACCESS POINTS
- FIRST FLOOR OPEN PLAN OFFICES WITH W.C'S
- LED LIGHTING THROUGHOUT
- ROOFTOP SOLAR PV
- EXCELLENT PARKING PROVISION
- THREE PHASE, 275 KVA INCOMING POWER SUPPLY
- CAPPED, MAINS GAS CONNECTION

## ACCOMMODATION

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse including reception and undercroft	21,754	2,021.01
First - Offices and W.C's	3,724	345.97
<b>Total</b>	<b>25,478</b>	<b>2,366.98</b>



## VIEWINGS

Viewings and further information are strictly by prior appointment through the joint agents.



**Chris Yates**  
JLL

07850 658 050  
chris.yates@jll.com



**Chris Brooks**  
Whitmarsh Lockhart

07733 114 566  
chris@whitmarshlockhart.com



**Nick Hardie**  
Hollis Hockley

07732 473 357  
nick.hardie@hollishockley.co.uk

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