

TO LET



STIRLING COURT

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

34,102 sq ft
(3,168.18 sq m)

**DETACHED
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
- ELECTRIC VEHICLE CHARGING POINTS



UNIT
C

SUMMARY



AVAILABLE SIZE:
 34,102 sq ft / 3,168.18 sq m



RENT:
 £282,000 per annum (£8.27 sq ft).



RATEABLE VALUE:
 £199,000



EPC:
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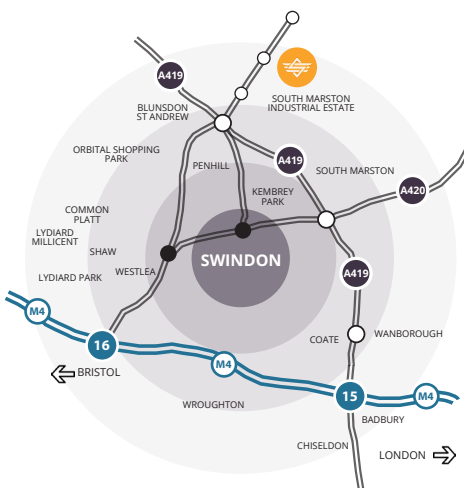


LOCATION

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.

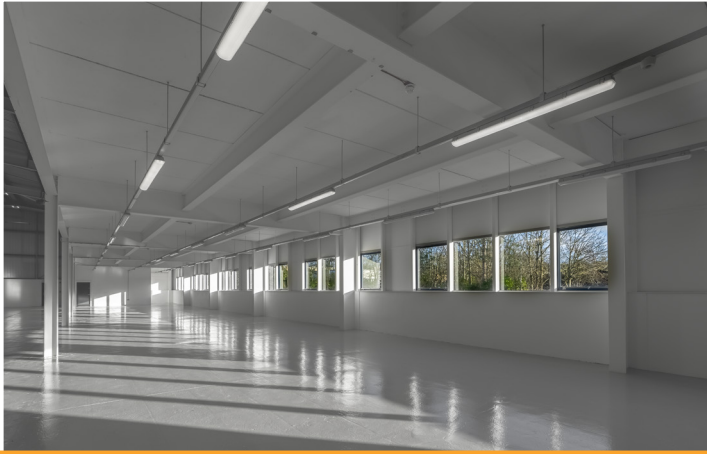


A FEW
 NEIGHBOURS



UNIT C

STIRLING COURT



TO LET - 34,100 sq ft DETACHED WAREHOUSE

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

DESCRIPTION

Situated in a prominent location fronting onto Stirling Road, Unit C is a 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
- FOUR ELECTRIC VEHICLE CHARGING POINTS
- 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	29,138	2,707.01
First - Offices and W.C's	4,964	461.17
Total	34,102	3,168.18



VIEWINGS

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



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