



Units 6 & 7 Hillmead Industrial Park

Swindon, SN5 5FZ

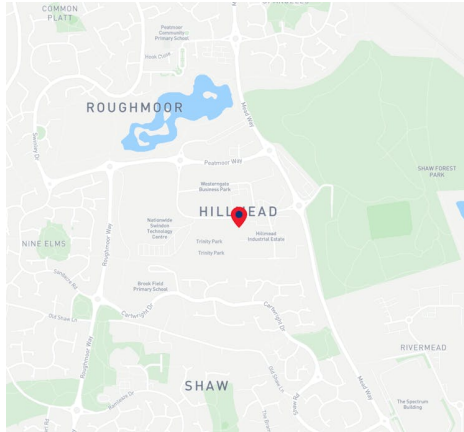
**AVAILABLE SEPARATELY OR
COMBINED - TWO TERRACED
WAREHOUSE UNITS ON AN
ESTABLISHED INDUSTRIAL
ESTATE**

6,528 to 13,056 sq ft
(606.47 to 1,212.94 sq m)

- TWO TERRACED WAREHOUSE UNITS CURRENTLY CONFIGURED AS A SINGLE UNIT
- GROUND AND FIRST FLOOR OFFICE ACCOMMODATION
- ROLLER SHUTTER DOORS
- MINIMUM EAVES 5.7M
- ALLOCATED CAR PARKING
- 3 PHASE ELECTRICITY SUPPLY

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Summary

Available Size	6,528 to 13,056 sq ft / 606.47 to 1,212.94 sq m
Rent	£107,700.00 per annum
Rateable Value	£77,500.00
Rates Payable	£39,680 per annum
Rates Comment	Combined
EPC	Upon enquiry

Description

The property comprises two terraced industrial / warehouse units of steel portal frame construction, configured to provide a combination of warehousing and office accommodation at ground floor level. There is an internal eaves height of 5.7m rising to 6.7m at the apex. Each unit benefits from a sectional up and over roller shutter door measuring 3.78m x 4m, to the rear of the premises and a ground floor open plan office with WC facilities. At first floor level, is additional office and ancillary accommodation, including WCs and kitchenette.

The estate has been recently redecorated externally and the units benefit from allocated car parking to the front, 3 phase power supply and mains gas.

Location

The property is located within Hillmead Industrial Estate, an established industrial and distribution location, in west Swindon. Swindon is situated on the M4 corridor and the estate benefits from excellent road connections. The estate holds a prominent location onto Mead Way. This road forms one of the principle arterial routes linking north Swindon to the town centre. The property is well connected to Junction 16 of the M4 Motorway which is approximately 3 miles away. The A419 dual-carriageway is also 3 miles to the north which provides a further link to the M4 via Junction 15.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 6 Warehouse including Office	5,204	483.47
1st - Unit 6 Offices	1,324	123
Ground - Unit 7 Warehouse including Office	5,204	483.47
1st - Unit 7 Offices	1,324	123
Total	13,056	1,212.94

EPC

EPC works to be undertaken to achieve a target 'B' rating.

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 joint agents.



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