



Unit 1 Crompton Road, Groundwell Industrial Estate

Swindon, SN25 5AY

**REFURBISHED
DETACHED/WAREHOUSE UNIT
WITH SECURE PARKING AND
YARD**

23,160 sq ft
(2,151.63 sq m)

- UNDERGOING REFURBISHMENT SUMMER 2024
- FITTED OFFICES AND RECEPTION
- 3 PHASE POWER SUPPLY
- EXCELLENT ROAD ACCESS TO A419
- GENEROUS PARKING AND SERVICE YARD

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Summary

Available Size	23,160 sq ft / 2,151.63 sq m
Rent	£175,000.00 per annum
Rateable Value	£111,000.00
Rates Payable	£56,832 per annum
EPC	D (83)

Location

Groundwell Industrial Estate is an established industrial estate situated approximately 3 miles north of Swindon town centre. The estate benefits from excellent access to the A419 which gives dual carriageway access to Junction 15 of the M4, 6 miles to the south.

Road connections to the north are also good via the A419/417, which gives access to Junction 11a of the M5, approximately 29 miles to the north.

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<https://what3words.com/incurring.barefoot.brass>

Description

Unit 1 comprises a detached industrial/warehouse facility. The building is of steel portal frame construction, with part brick, steel profile clad and glazed elevations.

Vehicle access is gained via a single loading door in the side elevation. Internally, the warehouse has a minimum clear eaves height of 6m to the gutter.

To the front and side elevations there are two separate office areas, incorporating a central reception area at ground floor and separate WC facilities at both ground and first floor. Some of the office accommodation could be removed at ground and first floor, if required. Please contact the agents for further information. There is a 3-phase electrical power supply, mains gas connection and warehouse lighting.

The property is due to be comprehensively refurbished, available from Summer 2024.

An application has been submitted for planning permission to fence the forecourt.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	12,558	1,166.68
Ground - Offices, WCs and Reception	2,052	190.64
1st - Offices and WCs	2,042	189.71
Ground - Optional Offices	3,293	305.93
1st - Optional Offices	3,215	298.68
Total	23,160	2,151.64

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

Strictly by prior appointment through the agents.



Chris Brooks MRICS

01793 544834 | 07733 114566

chris@whitmarshlockhart.com

