



## Hargreaves Road

Groundwell Industrial Estate, Swindon, SN25 5AZ

**SECURE PARKING AND GOODS  
VEHICLE YARD IN AN  
EXCELLENT LOCATION  
ADJOINING THE A419**

**1 to 2.50 Acres**  
(0.40 to 1.01 Hectares)

- SECURE PARKING AND GOODS VEHICLE YARD
- FLEXIBLE LEASE TERMS
- EXCELLENT LOCATION ADJOINING THE A419
- SERVICED AND MANAGED SITE
- AVAILABLE IN PART OR AS A WHOLE

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## Summary

Available Size	1 to 2.50 Acres / 0.40 to 1.01 Hectares
Rent	£50,000.00 per annum per acre
EPC	EPC exempt - No building present

## Location

Swindon holds a strategic location on the M4 motorway, approximately 80 miles west of London and 40 miles east of Bristol.

Groundwell Industrial Estate is well located in North Swindon and directly adjoins the A419 dual carriageway.

Junction 15 of the M4 is approximately 7 miles to the south and Junction 11A of the M5 is approximately 33 miles to the north.

## ///what3words

<https://what3words.com/directors.lavender.backtrack>

## Description

The site occupies part of a larger managed warehousing and distribution site.

The site has been surfaced and is available as a whole or in part from 1 acre upwards.

## 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 agent.



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