

FRASER CENTRE

FARADAY ROAD
SWINDON SN3 5HS

TARGET DATE
Q2 2025



WWW.FRASERCENTRE.CO.UK

FOR SALE/TO LET
NEW INDUSTRIAL/TRADE UNITS IN ESTABLISHED BUSINESS LOCATION

AVAILABLE FOR PURCHASE OR TO LET
MIXTURE OF TERRACED AND DETACHED UNITS WITH THE ABILITY TO HAVE SECURE YARDS
ENERGY EFFICIENT WITH PV ON ALL UNITS

LOCATION

Swindon is strategically located between Junctions 15 and 16 of the M4 motorway. London is 80 miles to the east along with Reading at 33 miles, Oxford only 25 miles and Bristol 40 miles to the west. There is a mainline railway station from the town centre with a train to London Paddington taking approximately 1 hour. The property is located approximately 3 miles east of the town centre and approximately 1½ miles from Junction 15 of the M4 motorway on Dorcan Industrial Estate with direct access to the A419 dual carriageway.

DESCRIPTION

The Fraser Centre is a new development providing 7 new trade/ industrial units. The scheme is a flexible mix of 3 detached units and a terrace of 4 units. Combinations are possible.

The site benefits from great circulation space. Three of the units have the ability to have their own secure yard. The units have a good minimum eaves height of 7m. There is a solid first floor mezzanine that could be used for storage or office, making the unit very versatile.



CGI of Unit 7



CGI of aerial view

SPECIFICATION

- Modern insulated cladding system
- Insulated roller door
- PV solar panels on all units
- Concrete yards
- Generous parking
- Secure yards (on detached units)
- EV charging points
- Windows at ground and first floors
- Solid mezzanine first floors
- Onsite estate CCTV



ACCOMMODATION

Measurements taken from architects current drawings and final built sizes could differ.

Unit	Ground Floor Warehouse		First Floor Mezzanine		Total
	Sq m	Sq ft	Sq m	Sq ft	
1	416	4,478	209	2,249	6,727
2	283	3,046	140	1,506	4,552
3	283	3,046	140	1,506	4,552
4	283	3,046	140	1,506	4,552
5	283	3,046	140	1,506	4,552
6	844	9,085	286	3,078	12,163
7	763	8,213	259	2,787	11,000

PLANNING

B8, E Classes.

ANTI-MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, prospective tenants & purchasers will be required to provide any required information (financial / proof of identity) at the point Heads of Terms are agreed to satisfy the Anti-Money Laundering Act regulations.

EPC

Available upon request on completion.

RATEABLE VALUE

The buildings will be assessed upon completion.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

A service charge for the maintenance and upkeep of the common parts will be payable with further information available upon request.

TENURE

The units are available either to purchase freehold or a leasehold basis. Details of prices and rents are available on request.



CONTACT

For further information please contact:



Ralph Wells
07957 739858
ralph@wbmproperty.co.uk

A development by
Robert Cort Properties Ltd



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.
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