

MEAD WAY • SWINDON • SN5 7UT

SPECTRUM

253,906 SQ FT (23,588.8 SQ M)

REFURBISHED WAREHOUSE SPACE TO LET / FOR SALE



SELF-CONTAINED PROMINENT WAREHOUSE & SHOWROOM

The property was constructed in 1983 and comprises a warehouse and showroom which was designed by Lord Norman Foster. The building, which has a contemporary appearance was Grade II* listed by English Heritage in September 2013.



SPECTRUM'S KEY FEATURES:



17.76 acres

Approximate site area providing a low site cover of approximately 31%



Eaves height of 25 ft (7.5 m)



35m – 55m yard

with potential to expand



16 loading bays

2 of which have ramps providing level access and the remaining 14 having fully automatic dock levellers with dock aprons



1.6 MVA Power Supply



299 parking spaces



Extensive roof works and frame repaint



2 Miles from the M4 Junction 16

£4.7 MILLION REFURBISHMENT DUE FOR COMPLETION MAY 2024



March 2016

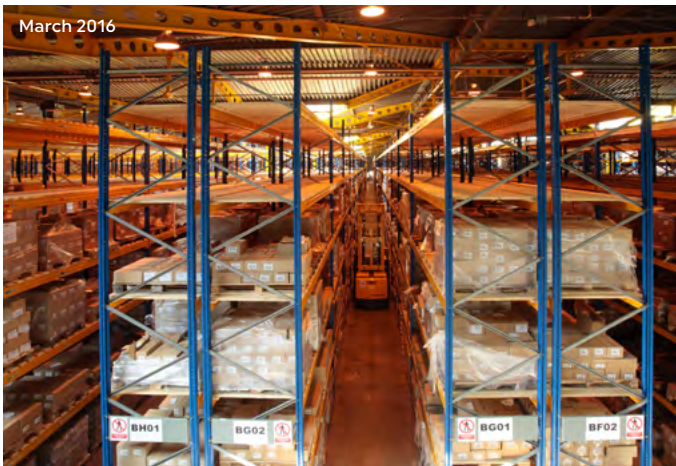


253,906 SQ FT (23,588.8 SQ M) WAREHOUSE TO LET / FOR SALE

The property has the following approximate gross internal area:

Floor	Use	Sq ft	Sq m
Ground	Main warehouse	209,626	19,474.9
Ground	Offices / store	17,711	1,645.4
Ground	Showroom	11,193	1,039.9
First	Warehouse offices	869	80.7
First	Front office / showroom	14,507	1,347.7
Total		253,906	23,588.8
Canopy		5,071	471.1

Floor plans are available from the agents.



CHANGING THE NATURE OF SPECTRUM

SPECTRUM is not just another refurbished Industrial Unit. Sustainability has been considered throughout this Grade II listed building's refurbishment, from smart energy improvements to newly planted trees, bulbs, bird boxes and bee hives.

BUILDING FOR THE FUTURE

Due for completion in May 2024, this £4.7 million project will complete an external refurbishment of the 260,000 sq ft designed building

Efforts are focused on ensuring the historic high-tech character of the Spectrum

The building is fully maintained while increasing its sustainability and creating a truly green 'sense of place' asset for the community in Swindon







Protecting this listed building ensures that future generations can appreciate and learn from the cultural heritage and architectural craftsmanship

AEW UK together with managing agents MAPP have planted a commemorative copse in the grounds

With advice and support from ECUS Ecological Consultants, Nurture Landscapes and Beard Construction, numerous species of trees were planted to promote biodiversity and foster a thriving ecosystem around the property

Contractor undertaking local community engagement

ENERGY SAVING

-  Improvement in the Energy Performance Certificate scoring
-  Smart metering throughout the building
-  Smart LED lighting helping you to reduce energy consumption
-  Capping the gas supply
-  Installing air source heat pumps and removing direct fired heaters
-  Integrated Solar PV / EV charging carports

TREES, BIRDS AND BEES

-  Wildflower meadows
-  Drainage attenuation pond & introduction of biodiversity within
-  Site name sign with integrated bug hotels to entrance
-  Greywater harvesting
-  Cycle parking and bike repair stations
-  Electric bike chargers
-  The landlord will make a £20,000 contribution to an outdoor gym
-  Optimised central waste stations





March 2016



STRATEGICALLY LOCATED ON THE M4 CORRIDOR

Spectrum is situated on a prominent site to the north of the A3102 Great Western Way dual carriageway, approximately two miles north east of Junction 16 of the M4 and two miles west of the town centre.

The property is accessed from the Great Western Way via Mead Way at the junction with Rivermead Drive. Significant local warehouse occupiers and employers include Amazon, WHSmith, DHL, Royal Mail, Iceland Foods and Parcel Force.

Swindon is strategically located on the M4 corridor between London and Bristol and benefits from access to two junctions of the M4. The town is situated on the main London to Bristol rail line with a fastest journey time to London Paddington of 59 minutes.

Swindon is an established distribution centre due to good access to the major commercial centres in the south of the UK.

DRIVE TIMES

M4/J16	2 miles
M4/J15	3.5 miles
Oxford	29 miles
M4/M5 Interchange	30 miles
Bristol	31 miles
Southampton	66 miles
Heathrow Airport	70 miles
Birmingham	76 miles
London	80 miles



FURTHER INFORMATION

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank, Whitmarsh Lockhart and AEW will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

TENURE

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed. Offers for sale of the freehold will also be considered.

RENT / PRICE

Upon Application.

EPC

Rating C – 69. The EPC will be revised following completion of the refurbishment works.

BUSINESS RATES

The building is listed as 'Warehouse & Premises'. Rateable value £690,000. Please contact the agents for rates payable.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWING

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