

TO LET /  
FOR SALE

**17,633 – 43,643 SQ FT**  
**(1,638 – 4,054 SQ M)**

DETACHED WAREHOUSE  
WITH SECURE YARD

# KEY FEATURES



17,633 – 43,643 SQ FT  
(1,638 – 4,054 SQ M)



DETACHED  
WAREHOUSE



SECURE SELF  
CONTAINED 2 ACRE SITE



LARGE YARD  
AREA



FITTED OFFICE  
AREAS



CONSIDERATION  
GIVEN TO DIVISION  
OF THE FACILITY



8 SURFACE  
LOADING DOORS



GOOD  
ACCESS



# LOCATION



## SWINDON:

Greenbridge Centre is in an excellent location between Junctions 15 and 16 of the M4 Motorway. London is 80 miles to the east and Bristol 40 miles to the west.



## GREENBRIDGE CENTRE:

Greenbridge Centre benefits from a prominent location fronting onto Greenbridge Road which in turn gives access to the B4006 and A4312. Junction 15 of the M4 Motorway is 4 miles to the south with the principal access route being the A419.

10 MINS  
TO  
M4 J15

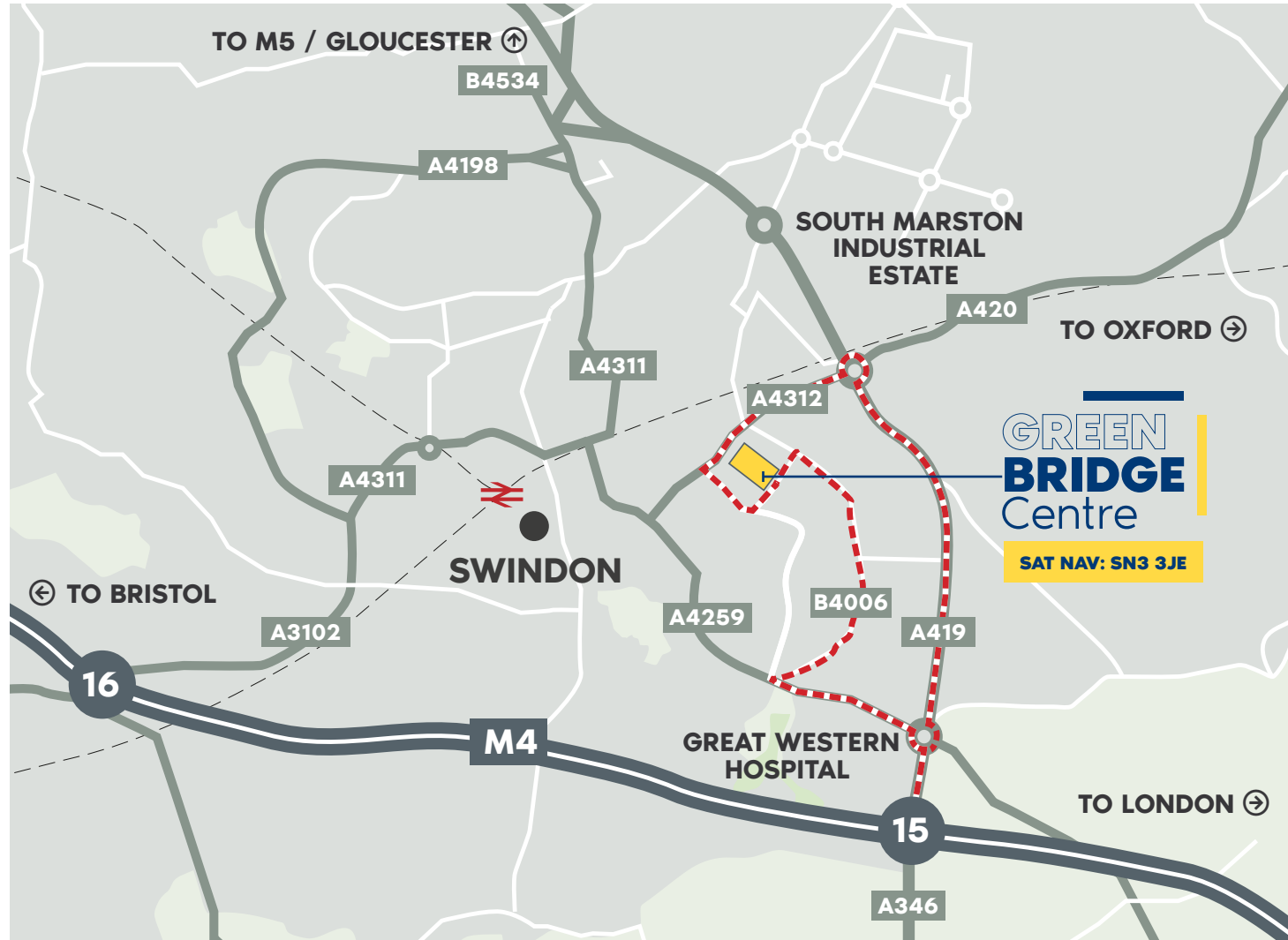
15 MINS  
TO  
M4 J16

43 MINS  
TO  
M5

2.3 MILES  
TO  
SWINDON

42.3 MILES  
TO  
BRISTOL

82 MILES  
TO  
LONDON



# ACCOMMODATION

## DESCRIPTION:

The property comprises a detached warehouse / manufacturing facility on a self-contained site, benefitting from a secure yard to the rear. The building is arranged over 4 portal frames, with the rear bay being a high bay providing a range of eaves height from 4.90m to 10.60m. Office accommodation is located in the front elevation at the first floor, with amenity provisions located throughout the property.

Externally car parking is located to the front elevation, with access to a large rear yard via a double hinged gate. The property benefits from 8 electric surface level loading doors.

## SITE AREA:

The property is located on a site of 2.00 acres according to Edozo Maps.

	SQ FT	SQ M
LOW BAY WAREHOUSE	23,424	2,176.16
GROUND FLOOR AMENITIES	704	65.40
FIRST FLOOR OFFICE	1,882	174.80
HIGH BAY WAREHOUSE	12,804	1,189.53
REAR WAREHOUSE	4,829	448.60
<b>TOTAL FOR ALL UNITS</b>	<b>43,643</b>	<b>4,054.40</b>

OUTSIDE SECURE PARKING AND SERVICE YARD AREA.

## POTENTIAL TO DIVIDE: - - - - -

Consideration will be given to dividing the facility, subject to negotiation.

	SQ FT	SQ M
LOW BAY	26,010	2,416.41
HIGH BAY & REAR UNITS	17,633	1,638.16

Measured on a GIA basis





## SURROUNDING OCCUPIERS:

Greenbridge Industrial Estate forms one of the principal employment areas in the town, approximately 1 mile east of Swindon town centre. Local occupiers include:



## GREENBRIDGE RETAIL PARK:

Greenbridge retail and leisure Park offers a wide range of amenities and free parking. Amenities include:



# FURTHER INFORMATION

## QUOTING TERMS

Upon application.

## BUSINESS RATES:

The premises are currently being separately assessed for business rates. Please contact the marketing agents for further information.

## TENURE:

The premises are available by way of a new full repairing and insuring lease agreement, for a term of years to be agreed.

Consideration will be given to a sale of the freehold.

## VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

## ENERGY PERFORMANCE CERTIFICATE:

The property has an energy performance rating of C (72). A copy of the EPC is available upon request.

## LEGAL COSTS:

Each party will be responsible

## ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

## VIEWING AND FURTHER INFORMATION:

Viewing and further information is strictly by prior appointment through the agents:



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**GREEN  
BRIDGE  
Centre**

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