

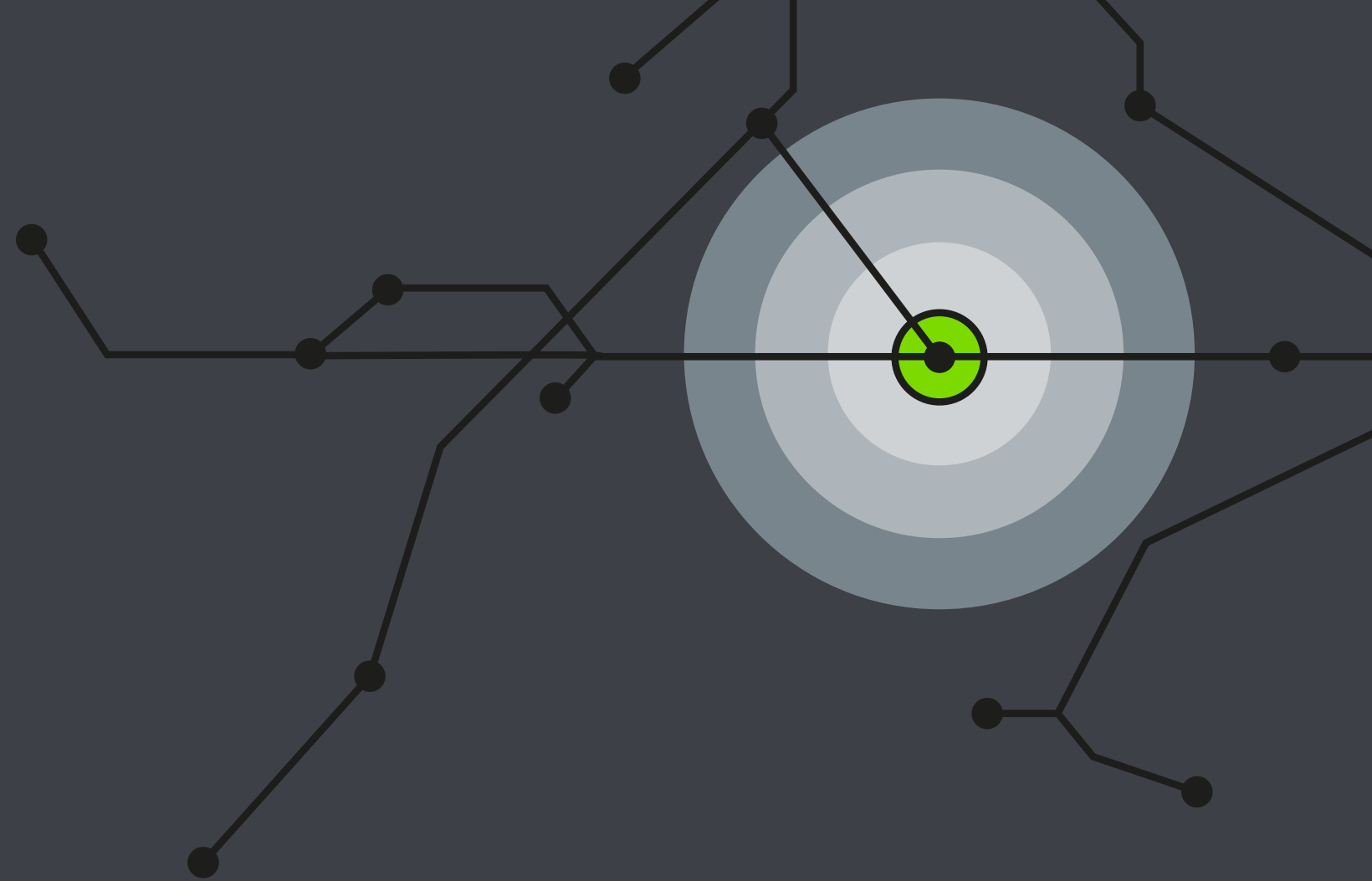
**TO LET**

**284,459 SQ FT (26,427 SQ M)**

**ON 15.65 ACRES**

**STRATEGICALLY LOCATED**

**RIGHT ON J16 M4 SWINDON**



**SWINDON 2885**

HOMEBASE DISTRIBUTION HUB | LYDIARD FIELDS | SWINDON | SN5 8UB



- Strategically located 250m from J16 M4
- Usable site area of 13.88 acres
- Site cover of 45%
- 284,459 sq ft total gross internal area
- 37 dock level loading doors
- 4 level loading doors
- 360° site circulation
- 50 trailer parking spaces
- Secure site with security hut
- Access to a good labour supply
- Local amenities within walking distance

## KEY FEATURES AT A GLANCE

Swindon is the main commercial centre of Wiltshire and a key M4 location. Strategically located with ease of access to the South East, South West and the Midlands.

The town is located between London (80 miles) and Bristol (40 miles), and benefits from two M4 motorway junctions, 15 and 16.

Swindon benefits from a major railway station, providing services to London, Wales and the wider South West. Journey times are approximately 50 minutes to London, 65 minutes to Cardiff and 28 minutes to Bristol.

Swindon also benefits from access to an excellent labour supply.

### Major distribution employers in Swindon:



Iceland



Sat Nav: SN5 8UB



# SOUTH WEST DISTRIBUTION

Premier Inn SUBWAY COSTA COFFEE GREGGS Holiday Inn Porsche Catalent

WINDMILL HILL SWINDON SN5 6QU

DOUBLETREE by Hilton

VW

NEPTUNE

SWINDON 285

A3102

M4

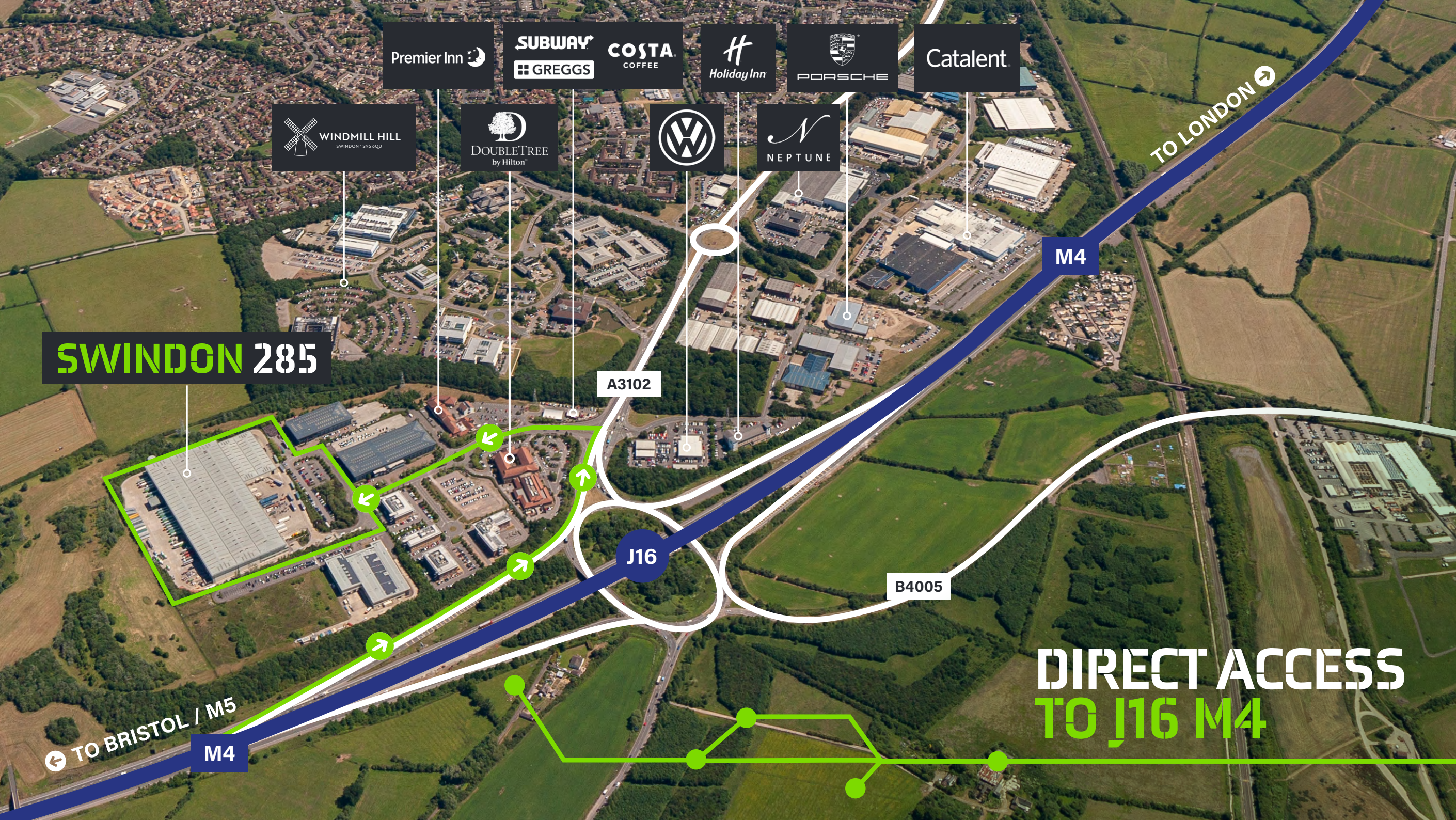
TO LONDON

J16

B4005

TO BRISTOL / M5 M4

DIRECT ACCESS TO J16 M4



The property comprises an extensive warehouse distribution facility benefiting from excellent base specifications and 360° circulation.

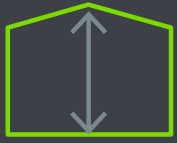
Constructed of steel portal frame with a combination of clad and block elevations under a modern pitched roof incorporating c.10% roof lights.

The property benefits from ground and first floor office accommodation, 12.3 metre minimum internal eaves height, 37 dock level loading doors, 4 level access doors, covered loading area and a fitted sprinkler system.

Externally, the property benefits from a secure 45m yard depth, 360° site circulation, 50 trailer parking spaces, 151 car parking spaces and an operational gatehouse.



# PROPERTY DESCRIPTION



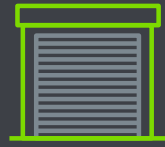
**12.30M**

EAVES HEIGHT



**37 DOCK**

LEVEL LOADING  
DOORS



**4 LEVEL**

LOADING  
DOORS



**STEEL**

PORTAL  
FRAME



**CONCRETE**

FLOOR



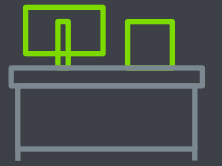
**SPRINKLER**

SYSTEM



**CANTEEN**

FACILITIES



**OFFICES**

GROUND & FIRST  
FLOOR



**45M - 54M**

YARD DEPTH



**50 TRAILER**

PARKING SPACES



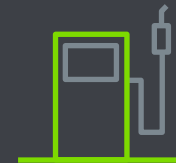
**SECURE**

SITE



**360°**

CIRCULATION



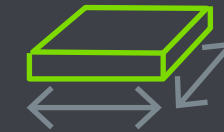
**RE-FUELING**

DEPOT



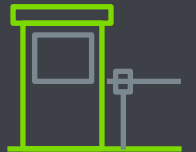
**151 CAR**

PARKING SPACES

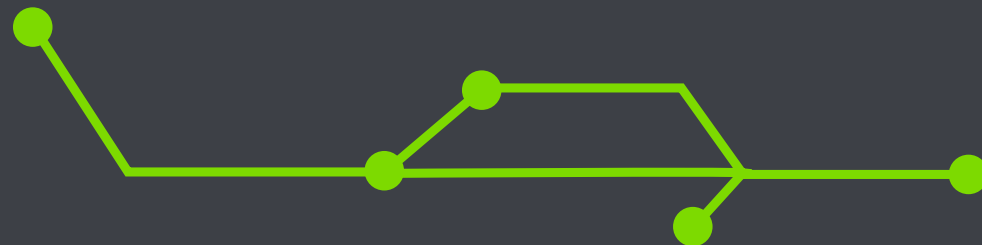


**CONCRETE**

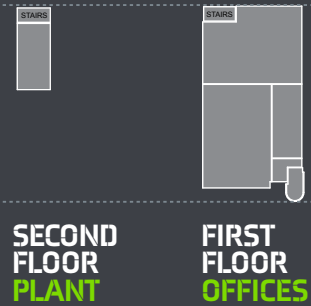
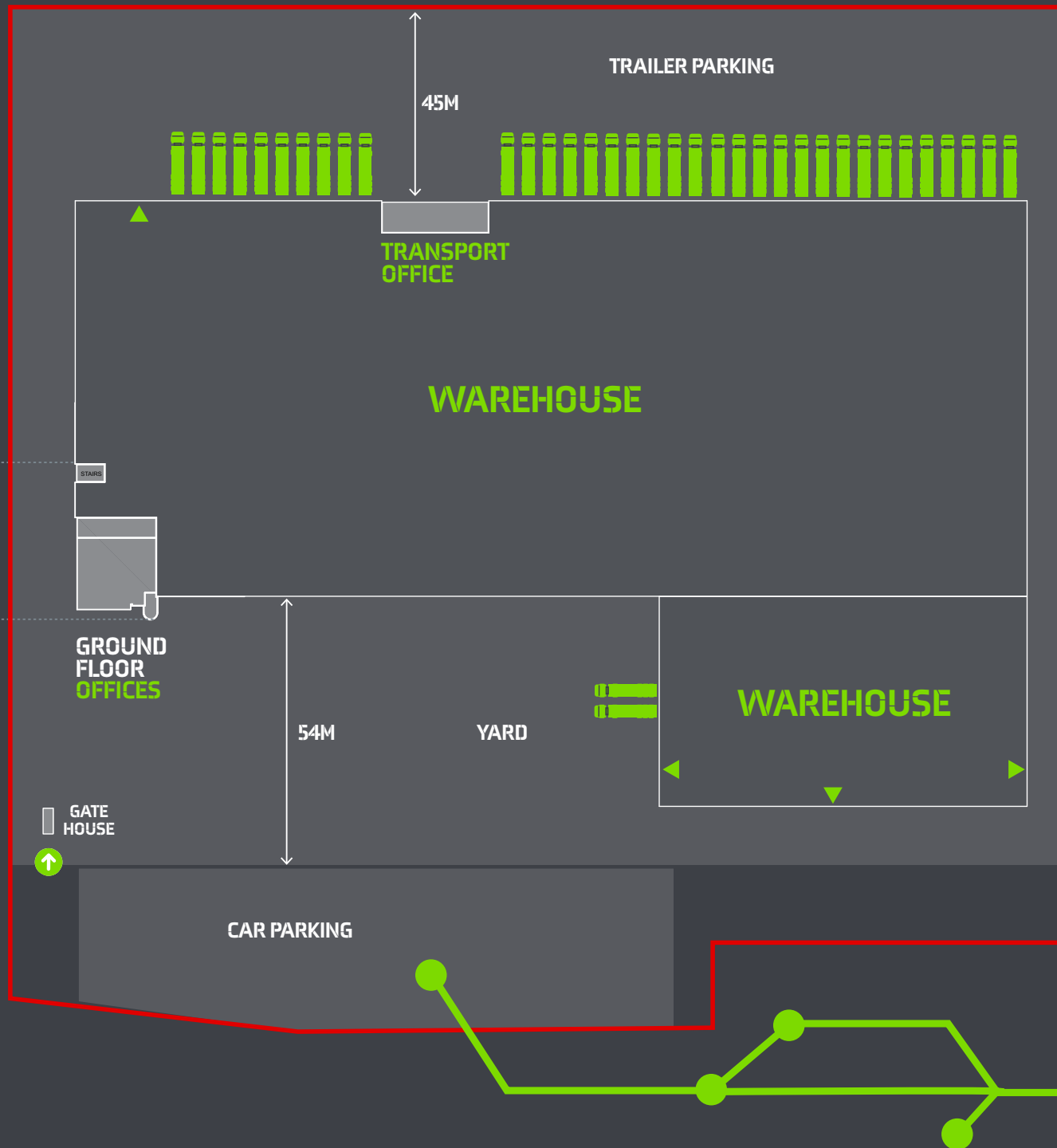
YARD



**GATEHOUSE**



**EXCELLENT  
SPECIFICATION**



N  
For indicative purposes only



The total site extends to 15.65 acres (6.33 hectares). The current configuration produces a site cover of 45%.

	SQ FT	SQ M
Warehouse	223,629	20,775.80
Low Bay Warehouse	47,010	4,367.40
Ground Floor Office	5,658	525.60
First Floor Office	7,036	653.70
Plantroom	968	89.90
Gate House	158	14.70
<b>TOTAL</b>	<b>284,459</b>	<b>26,427.10</b>

Measured on GIA Basis (and Edozo Maps).

**SPACE AVAILABLE**

# SWINDON 285

HOMEBASE DISTRIBUTION HUB | LYDIARD FIELDS | SWINDON | SN5 8UB



## SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

## ENERGY PERFORMANCE

D (87) a full report is available upon request.

## PLANNING

The property has previously been used for Class B8 Storage & Distribution and Class B1(a) Offices purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial and Class B2 General Industrial subject to any necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority.

## RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £1,770,000. Please contact the marketing agents for further information.

## ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts.

## TENURE

The property is available by way of Assignment or Sub-letting of the existing lease which expires on the 28th November 2027.

Alternatively a new lease is available subject to separate negotiations.

## RENT

Upon application.

## VAT

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

## LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## ANTI-MONEYLAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## CONTACT

For further information, please contact the agents:

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# FURTHER INFORMATION