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Aerial APRIL 2022



Faraday Park

Faraday Road
Swindon • SN3 5JF

Warehouse / Distribution Unit Now Fully Refurbished

TO LET: 53,708 sq ft (4,989.6 sq m)
on 1.089 ha (2.692 acres)

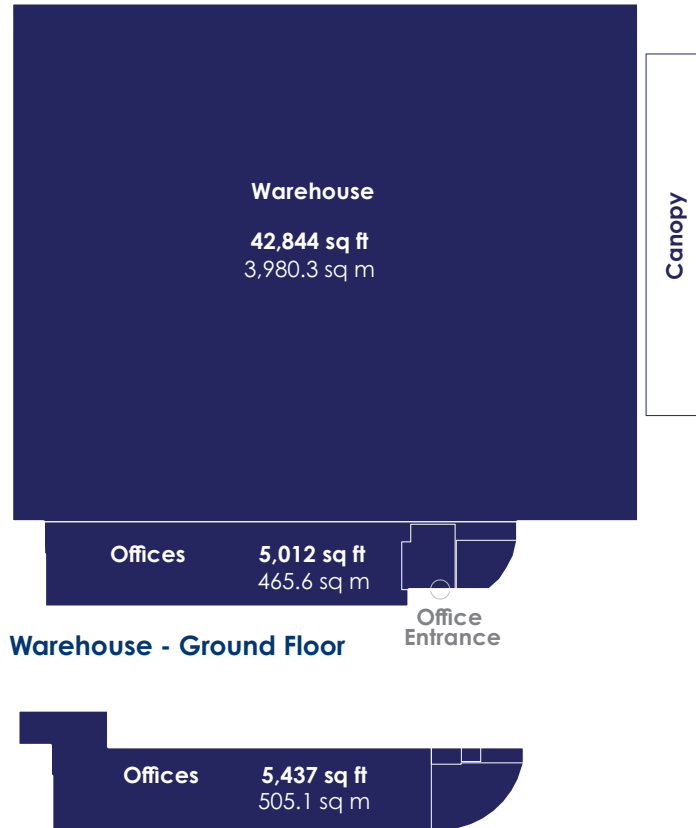
Recharge
Your business



Swindon's best quality industrial units

Areas	SQ FT	SQ M
Warehouse	42,844	3,980.3
Ground floor office	5,012	465.6
Ground floor plant	415	38.6
First floor office	5,437	505.1
Unit 110 total	53,708	4,989.6
Area excludes canopy:	2,540	236.0

Measured on a Gross Internal Area basis



Warehouse - Ground Floor

Offices - First Floor



Refurbished Warehouse – April 2022



Refurbished Offices – April 2022



Refurbished Warehouse – April 2022



Passenger Lift – April 2022



Reception – April 2022



Refurbished Warehouse – April 2022



Unit 110 - High specification warehouse / distribution unit



Fully Refurbished



Steel portal frame construction



6 dock leveller doors



2 surface level doors



On-site parking for 49 cars



2 concrete service yards



Clear internal eaves height of 8m



Fitted with solar panels



External Loading & On-site Parking - April 2022



Ground and First Floor offices - April 2022

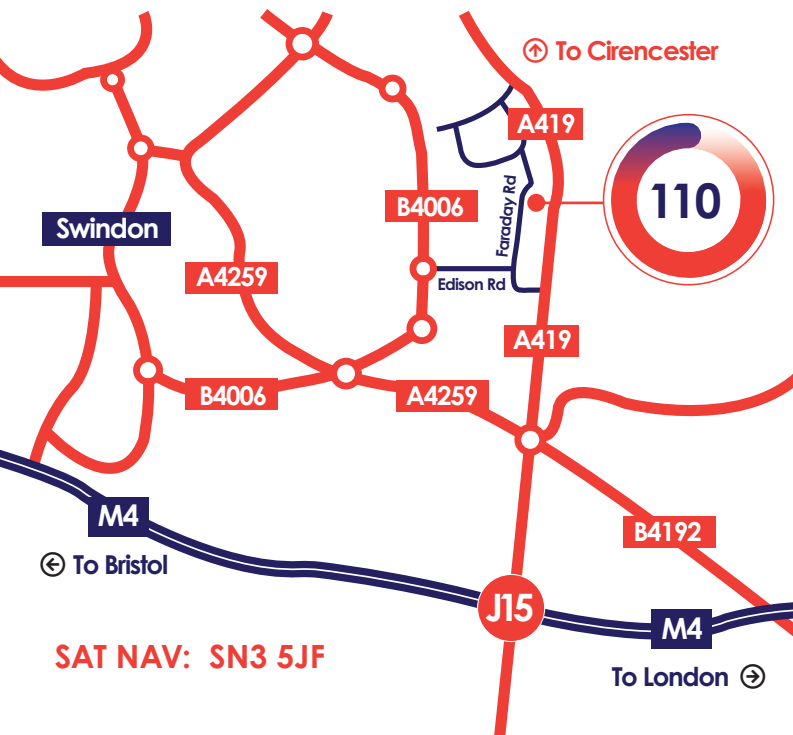
Unit 110
Faraday Park

Faraday Park is established Business Park in Swindon, 2.5 miles north of J15 M4

Faraday Park is situated on Faraday Road, in the prime industrial area of Swindon, with direct access onto the A419 dual carriageway and within 2.5 miles of Junction 15 of the motorway. The A419 also provides access to Oxford and the M5 to the north east. Swindon town centre lies approximately 3 miles to the west.

Location	Miles	Time
A419/417	0.6	2 mins
M4	3.7	9 mins
Oxford	30	48 mins
Reading	42	47 mins
Bristol	45	52 mins
London	80	1hr 31 mins

Source: Google Maps



SAT NAV: SN3 5JF

To London →

Further information

Planning: The unit has planning consent for E, B2 and B8. Ref: T/97/1338.

Services: Three phase electricity, gas, water, telecommunications and foul and surface water drainage.

Terms: A new fully repairing and insuring lease for a term to be agreed. Please contact the agents for further information.

EPC: B - 41

Rent: Upon application.

Rates: Listed as warehouse and premises. £270,000. Please contact the agents for Rates Payable.

Legal Costs: Each party to be responsible for their own legal costs.

Anti-Money Laundering: The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

Viewing: Strictly by appointment through the joint agents.



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Unit 110
Faraday Park