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GlenmoreBusinessPark

SOUTHMEAD CLOSE, WESTMEAD, SWINDON SN5 7FP



6 NEW B1/B2/B8 INDUSTRIAL/WAREHOUSE UNITS

1,508 - 2,762 sq ft SET IN A LANDSCAPED BUSINESS PARK LOCATION



LOCATION

Swindon is in an unrivalled strategic location along the M4 Corridor accessed by both Junctions 15 and 16. Bristol is approximately 35 miles to the west, Southampton 60 miles to the south and London 75 miles to the east. The north is also easily accessible via the A419/A417 which connects with the M5 at Gloucester. Swindon is home to major national and international occupiers including Honda, BMW, B&Q, Nationwide and Intel.

ACCOMMODATION SCHEDULE

BLOCK C - B1, B2, B8 Units

Unit 1		
Ground Floor	1,046 sq ft	97.2 sq m
First Floor	462 sq ft	42.9 sq m
TOTAL	1,508 sq ft	140.1 sq m
Unit 2		
Ground Floor	1,046 sq ft	97.2 sq m
First Floor	462 sq ft	42.9 sq m
TOTAL	1,508 sq ft	140.1 sq m
Unit 3		
Ground Floor	1,046 sq ft	97.2 sq m
First Floor	462 sq ft	42.9 sq m
TOTAL	1,508 sq ft	140.1 sq m
Unit 4		
Ground Floor	1,046 sq ft	97.2 sq m
First Floor	462 sq ft	42.9 sq m
TOTAL	1,508 sq ft	140.1 sq m
Unit 5		
Ground Floor	1,369 sq ft	127.2 sq m
First Floor	655 sq ft	60.9 sq m
TOTAL	2,024 sq ft	188.1 sq m
Unit 6		
Ground Floor	1,861 sq ft	172.9 sq m
First Floor	901 sq ft	83.7 sq m
TOTAL	2,762 sq ft	256.6 sq m

All floor areas quoted are GIA.

TENURE: Freehold or Leasehold.

SERVICE CHARGE: There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

RENT & PRICE: Upon application.

VAT: VAT will be payable on the price/rent.

PLANNING: The scheme is suitable for a range of B1, B2 and B8 uses. Planning consent for the development has been granted and a copy is available upon request.

Flexible industrial/warehouse space

Glenmore Business Park is a new development of office and industrial/warehouse units within a landscaped environment on the Westmead Industrial Estate 2 miles west of Swindon town centre – an area popular with a wide range of industrial, warehouse, commercial and trade counter businesses.

Block C comprises 6 two-storey steel-framed warehouse units benefiting from modern, sustainable design features and flexible space options. The units range from 1,508 sq ft to 2,762 sq ft.

SPECIFICATION

- High quality microrib cladding and part-brick elevations
- Ground floor loading of 15kN/m²
- Minimum 2.9m clearance under first floors
- First floor suitable for fit out as offices (subject to necessary consents/regulations)
- Insulated steel-clad roof incorporating daylight panels
- 6m internal eaves height
- Allocated parking
- Sectional roller shutter doors
- Mains water, gas, telecom and 3 phase electricity to all units



IMPORTANT NOTICE

Loveday and Whitmarsh Lockhart and their clients give notice that:

- They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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