

**FREEHOLD
FOR SALE
OR TO LET**



ANOTHER
GLENMORE
DEVELOPMENT
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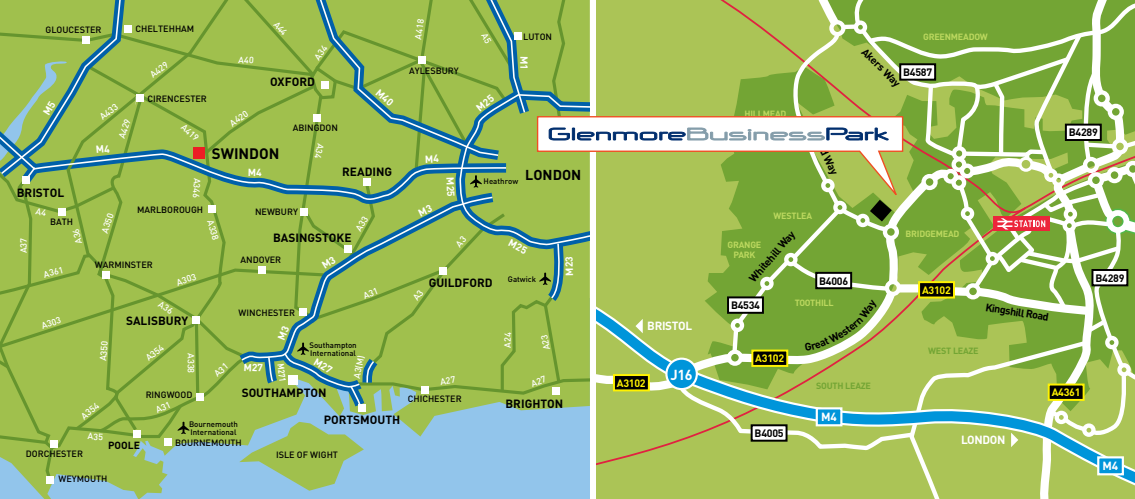
GlenmoreBusinessPark

SOUTHMEAD CLOSE, WESTMEAD, SWINDON SN5 7FP



NEW B1/B2/B8 INDUSTRIAL/WAREHOUSE SPACE IN A STRATEGIC LOCATION
5,843 - 31,211 sq ft MODERN, HIGH QUALITY & FLEXIBLE ACCOMMODATION





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 B - B1, B2, B8 Units		
Block B1		
Ground Floor Warehouse	6,609 sq ft	614 sq m
Ground Floor Offices	1,313 sq ft	122 sq m
TOTAL	7,922 sq ft	736 sq m
Block B2		
Ground Floor Warehouse	4,972 sq ft	462 sq m
Ground Floor Offices	871 sq ft	81 sq m
TOTAL	5,843 sq ft	543 sq m
Block B3a		
Ground Floor Warehouse	4,972 sq ft	462 sq m
Ground Floor Offices	871 sq ft	81 sq m
TOTAL	5,843 sq ft	543 sq m
Block B3b		
Ground Floor Warehouse & Core	9,881 sq ft	918 sq m
First Floor Offices & Core	1,722 sq ft	160 sq m
TOTAL	11,603 sq ft	1,078 sq m
GRAND TOTAL	31,211 sq ft	2,900 sq m

The above floor areas are approximate, gross internal, scaled off plan.

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 B at Glenmore is a 31,211 sq ft (2,900 sq m), two-storey steel frame warehouse benefiting from modern, sustainable design features, flexible space options and an open yard arrangement. The building can be configured for a single occupier or for multiple businesses, with individual units ranging from 5,843 sq ft (543 sq m) to 11,603 sq ft (1,078 sq m). Blocks B1, B2 & B3a can incorporate first floor office space, subject to any necessary consents.

SPECIFICATION

- High quality brick elevations and microrib cladding
- Ground floor loading of 30kN/m²
- Minimum 3.6m clearance under first floors
- First floor office/ancillary space
- Insulated steel-clad roof incorporating daylight panels
- 8m internal eaves height
- Allocated parking
- Dedicated loading bays
- Mains water, gas, telecom and 3 phase electricity to all units



IMPORTANT NOTICE

Loveday, Whitmarsh Lockhart and Cushman Wakefield, 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.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Loveday, Whitmarsh Lockhart and Cushman Wakefield have not tested any services, equipment or facilities.
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