

another *Glenmore* development

# Glenmore

*The Glenmore Centre, Rivermead Drive,  
Westlea, Swindon, SN5 7UF*

**FREEHOLD INDUSTRIAL/BUSINESS UNITS FOR SALE/TO LET**

*887 ft<sup>2</sup> - 1,985 ft<sup>2</sup> (82m<sup>2</sup> - 184.4m<sup>2</sup>) set in a landscaped business park environment*

[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

**Description** The Glenmore Centre provides a new development of 16 industrial / business units arranged in three terraces. Each unit benefits from its own up and over loading door and pedestrian door. All units are provided with a first floor which could be utilised for storage/industrial purposes, or fitted out as an office subject to the appropriate building planning consents. It is possible to combine any of the units to form larger space if required.

**Location** The Glenmore Centre forms part of the popular Rivermead Industrial Estate in West Swindon and is located approximately 2 miles from Swindon town centre and 3 miles north of Junction 16 of the M4. Access can be gained via the Great Western Way and Mead Way.

**Tenure** The units are available either Freehold or by way of a new full repairing and insuring lease incorporating upward only rent reviews. Please note that there will be a management company to oversee the common areas.

**Planning** Planning consent has been granted for B1/B2/B8 industrial/warehouse use.

**Specification** Insulated steel clad roof incorporating 10% daylight panels, sectional up and over loading doors, 6 metre internal eaves height, full 3 metre clearance below first floor, power floated concrete floor, high quality cladding with brick fascia, first floor – suitable for fit out as offices subject to any necessary consent/regulations, allocated parking.

**Prices/Rents** Please see the attached schedule of quoting terms.

**Service Charge** A service charge is payable on the estate. Please contact the agents for further information.

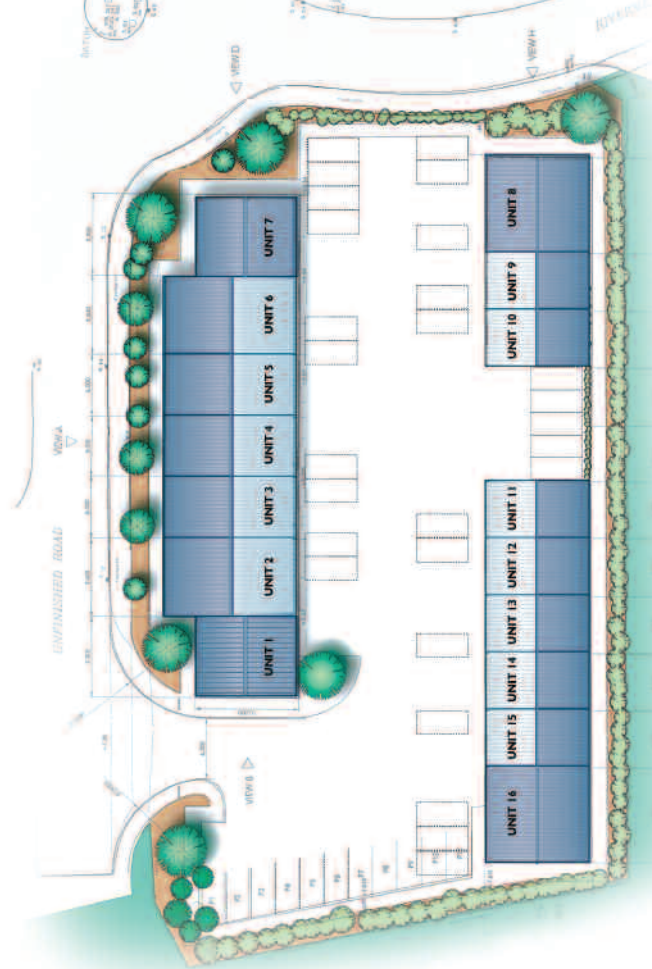
**Services** Mains Gas, telecom, water and 3 phase electricity will be available to each Unit.

**Legal Costs** Each party will be responsible for its own legal costs incurred within the transaction.

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

(Please note all measurements have been supplied by the clients' architects and taken from plan. The areas given are approximate).

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| Unit Number | Ground floor ft <sup>2</sup> | First floor ft <sup>2</sup> | GIA   |
|-------------|------------------------------|-----------------------------|-------|
| Unit 1      | 810                          | 779                         | 1,589 |
| Unit 2      | 1,021                        | 469                         | 1,490 |
| Unit 3      | 802                          | 375                         | 1,177 |
| Unit 4      | 802                          | 375                         | 1,177 |
| Unit 5      | 802                          | 375                         | 1,177 |
| Unit 6      | 1,021                        | 469                         | 1,490 |
| Unit 7      | 810                          | 779                         | 1,589 |
| Unit 8      | 1,010                        | 975                         | 1,985 |
| Unit 9      | 601                          | 286                         | 887   |
| Unit 10     | 645                          | 304                         | 949   |
| Unit 11     | 645                          | 304                         | 949   |
| Unit 12     | 601                          | 286                         | 887   |
| Unit 13     | 601                          | 286                         | 887   |
| Unit 14     | 601                          | 286                         | 887   |
| Unit 15     | 601                          | 286                         | 887   |
| Unit 16     | 1,010                        | 975                         | 1,985 |

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