

TO LET

YARD AT HIBBERDS YARD • CAEN VIEW • SWINDON • SN5 8WQ



Whitmarsh
Lockhart

Commercial Property Advisors



0.12 – 0.24 hectares
0.3 – 0.6 acres

- SECURE PARKING/STORAGE YARDS
- 2 MILES TO J16 M4
- OPEN FRONTED STORAGE BUILDINGS INCLUDED
- AVAILABLE SEPARATELY OR COMBINED
- FLEXIBLE LEASE TERMS

Promap v2
LANDMARK INFORMATION

INDICATIVE PLAN ONLY

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Location

Swindon is located between Junctions 15 and 16 of the M4 motorway. London is approximately 80 miles to the east and Bristol 40 miles to the west.

Hibberds Yard is adjacent to the Rushy Platt Industrial Estate an established and well located employment area within the town. Junction 16 of the M4 motorway is approximately 2 miles to the west and the Estate benefits from nearby dual carriageway access via Great Western Way (A3102).

Other occupiers close to the property include Dick Lovett BMW, Travis Perkins, Screwfix, Euro Car Parts and Eurocell.

Description

The site occupies part of Hibberds Yard which is a larger managed site with a range of storage and light industrial occupiers.

The yard areas form a level rough surfaced area which can be made available from 0.12 ha (0.3 acres) upwards.

The premises are bounded by a fence with gated access.

There are a number of open fronted storage buildings on site, which could be utilised for a number of uses, subject to obtaining any necessary planning consents.

A mains water and mains electric connections are available on site, a foul drainage supply can be made available. Please contact the agents for further information.

The premises are available as a whole, or consideration may be given to splitting the premises into two separate yard areas.

Tenure

The premises are available by way of a new lease agreement for a term of years to be agreed.

Quoting Terms

£40,000 per annum exclusive for the whole.

Alternatively from £22,500 per annum exclusive for part of the site.

Please note the quoting rents are exclusive of business rates, utilities and VAT (if applicable) payable monthly in advance.

The rent is inclusive of service charge, building insurance and water rates.

Business Rates

The current Rating List (2017) lists the premises as having a rateable value of £12,500.

Please note the rateable value is not the same as rates payable.

Legal Costs

The tenant is to bear their own legal costs and the landlord's reasonable legal costs incurred in any transaction.



Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

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