

**UNIT 3 CLEARWATER BUSINESS PARK,
FRANKLAND ROAD, BLAGROVE, SWINDON
SN5 8YZ**



MODERN WAREHOUSE/STORAGE FACILITY

682 – 1,296 M² (7,337 - 13,948 FT²)

FITTED MEZZANINE STORAGE FLOOR

ATTRACTIVE RENTAL TERMS

PARKING AND SERVICE YARD AREAS

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01793 541000

Chartered Surveyors, Commercial Property Valuers and Agents, Building Surveyors, Business Rating Consultants and Property Managers to both Industry and Commerce.

Location

Swindon is strategically located along the M4 corridor with excellent access to both Junctions 15 and 16 of the M4. London is approximately 80 miles to the east and Bristol 40 miles to the west.

Clearwater Business Park forms part of the Blagrove Industrial Estate and is well located approximately 0.5 miles from Junction 16 of the M4. Access to the estate is via the Great Western Way dual carriageway.

Description

Unit 3 comprises a modern warehouse/storage facility of portal frame construction with a profile sheet elevation. Vehicular access to the unit is gained via two electrically operated doors. Internally the unit benefits from a first floor mezzanine storage area, as well as an office and WC's.

Outside there is a large service yard forecourt and car parking areas.

Accommodation

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice).

Ground Floor

Warehouse 599 m² (6,448 ft²)

Office/staff room and WC's 83 m² (889 ft²)

First Floor

Warehouse mezzanine 614 m² (6,611 ft²)

TOTAL 1,296 m² (13,948 ft²)

Outside

Parking and service yard areas.

Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Please contact the agents for further information.

Business Rates

The Valuation Office Agency website describes the property as "Stores and Premises" with a rateable value of £26,500.

Please note the rateable value is not the same as the rates payable, this is calculated by reference to the Uniform Business Rates multiplier (UBR) which changes at the start of each tax year.

Energy Performance Certificate

An Energy Performance Certificate is available on request. The property has an energy performance assessment rating of C – 73.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewing and Further Information

Strictly by prior appointment through the joint agents:

Chris Brooks MRICS

Paul Whitmarsh MRICS

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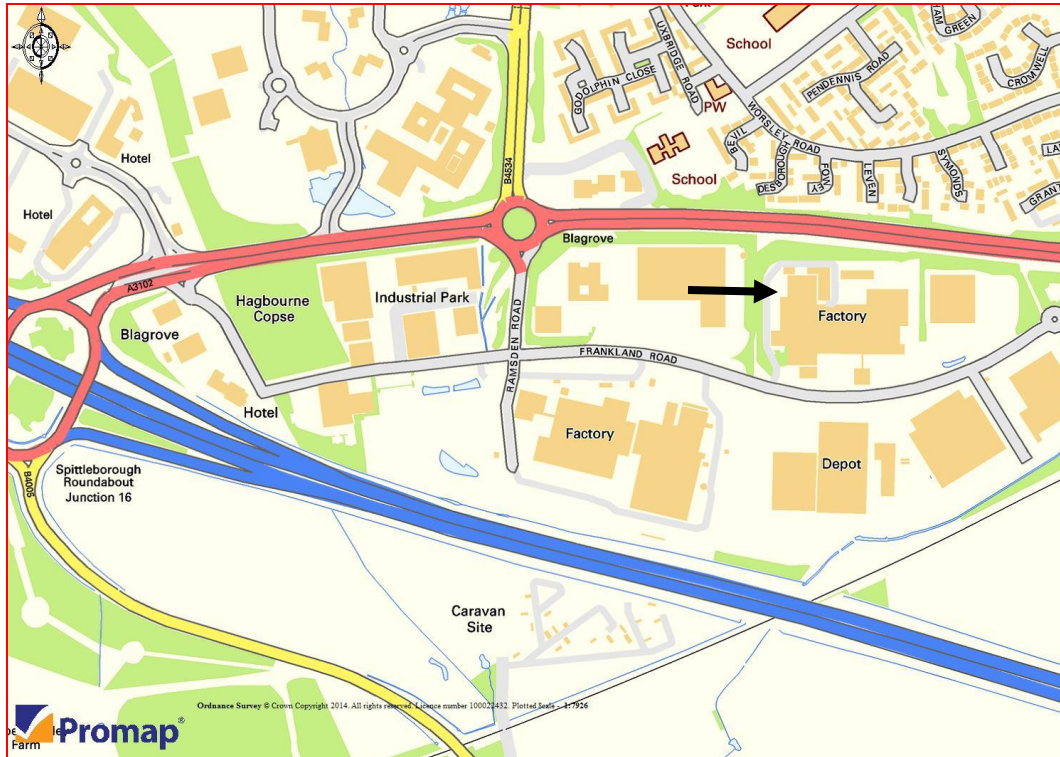
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Not to scale – for identification purposes only