

**DRAFT**

**TO LET**

FORMER R H CLAYDON UNIT, STEPHENSON ROAD,  
GROUNDWELL INDUSTRIAL ESTATE, SWINDON  
SN25 5AX



32,011 ft<sup>2</sup> (2,973.9 m<sup>2</sup>)

DETACHED INDUSTRIAL/WAREHOUSE UNIT  
POPULAR ESTATE  
3 LOADING DOORS

**CONTACT RALPH WELLS 07957 739858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

Swindon is strategically located between London (80 miles) and Bristol (40 miles) and is close to the M4, with the A419 dual carriageway providing access to the M4 Cirenceseter, Gloucester and the M5 London Heathrow (70 miles) and Bristol airports (50 miles) are also both accessed via the M4.

The property is situated on the Groundwell Industrial Estate, an established employment area situated adjacent to the A419 dual carriageway and Blunsdon junction providing fast access to the M4 (6 miles away).

## DESCRIPTION

The property comprises a detached industrial/warehouse unit of portal frame construction built in the late 1980's, which was extended in 2016.

The unit benefits from a large secure yard.

There are three loading doors.

There is a small office which incorporates WC's.

## ACCOMMODATION

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

	<b>Sq ft</b>	<b>Sq m</b>
Original warehouse	19,438.7	1,805.9
Warehouse extension	11,754	1,092
Ground floor office	818	76
<b>TOTAL</b>	<b>32,011</b>	<b>2,973.9</b>

There are 58 allocated car spaces.

## TENURE

A new lease is available on terms to be agreed.

## RENT

£310,000 per annum exclusive.

## EPC

An Energy Performance Certificate is available upon request.

The unit has an energy performance rating of: B:44.

## BUSINESS RATES

Please contact the agents for further information.

## LEGAL COSTS

Each party to bear its own legal and surveyor costs incurred in the transaction.

## VIEWING

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

Ralph Wells

T: 07957 739858

E: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Address Building 2A , D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA



## 11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Address Building 2A , D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA