



commercial property consultants

**TO LET**

UNIT Q WESTMEAD DRIVE, WESTMEAD INDUSTRIAL  
ESTATE, SWINDON SN5 7YT



11,224 ft<sup>2</sup> (1,042.8 m<sup>2</sup>)

DETACHED INDUSTRIAL WAREHOUSE  
FULLY REFURBISHED  
WELL MANAGED AND POPULAR ESTATE  
GENEROUS PARKING

**CONTACT RALPH WELLS 07957 739858**

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

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

Westmead Industrial Estate is approximately 3 miles from Junction 16 of the M4 motorway via the Great Western Way dual carriageway.

Unit Q Westmead can be accessed via the main estate road, Westmead Drive.

Westmead is a popular and modern employment area. Other principle occupiers include Metric, Travis Perkins, City Plumbing and Pirtek.

## DESCRIPTION

The property comprises a detached industrial warehouse unit of portal frame construction. The unit benefits from generous parking, two loading doors, high quality LED lighting in both the warehouse and office and 3 phase power.

Offices at first floor and reception area at ground floor, including WC's.

## ACCOMMODATION

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

		Sq ft	Sq m
GF	Warehouse, reception/office, inc WC's	8,253.8	766.8
FF	Office	1,872.9	174
	Mezzanine	1,097.9	102
<b>TOTAL</b>		<b>11,224.6</b>	<b>1,042.8</b>

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed direct with the landlord.

## RENT

£98,210 per annum exclusive of VAT.

## EPC

An Energy Performance Certificate is available upon request.

The unit has an energy performance rating of: D:96.

## 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.

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## 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.

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