



commercial property consultants

DRAFT

TO LET

UNIT 3 QUADRILLION, WESTMEAD INDUSTRIAL
ESTATE, SWINDON SN5 7UL



10,282 ft² (955 m²)

MODERN INDUSTRIAL WAREHOUSE
TO BE FULLY REFURBISHED
WELL MANAGED AND POPULAR ESTATE

CONTACT RALPH WELLS 07957 739858

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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 3 Quadrillion 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 modern mid terraced industrial warehouse unit of clear span portal frame construction. The unit benefits from full height cladding with part glazed elevation, service yard and dedicated parking.

Internally the property benefits from electrically operated full height loading door, high level lighting, 3 phase power, and offices at first floor level including kitchenette and WC's.

Internal eaves height of 6.6m.

Outside there are service yards with allocated car parking spaces.

ACCOMMODATION

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

	Sq ft	Sq m
Warehouse	7,470	694
GF Reception	1,406	131
FF Office	1,406	131
TOTAL	10,282	955

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

£100,25 per annum exclusive of VAT.

EPC

An Energy Performance Certificate has been commissioned.

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 joint agents.

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Or

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