



TO LET



Unit 2 Clearwater Business Park

Frankland Road, Blagrove, Swindon SN5 8YZ

Industrial/Workshop Unit – 57,801 sq ft (5,369.71 sq m)

Location

Clearwater Business Park forms part of Blagrove Industrial Estate and is situated approximately ½ mile from Junction 16 of the M4. The Park is home to a large number of occupiers including CHEP, Grant, Catalent, Water Research Council and Anchor Storage. There are a number of car showrooms including Ferrari, Maserati, Porsche, VW and MAN Trucks.

Junction 16 of the M4 is approximately ½ mile to the west. Swindon Town Centre is approximately 4 miles to the east via the Great Western Way dual carriageway. The mainline railway station which is situated in the heart of the town centre and provides regular direct trains to London Paddington to the east and Bristol to the west.

A Holiday Inn Express hotel is approximately ¼ mile away and there is a Premier Inn and Double Tree hotels with retail facilities including a Londis supermarket, Subway and a Costa drive-thru ½ mile distant at Lydiard Fields.



M4 – J16



½ mile west

**Swindon
Town Centre**



4 miles

**Swindon
Railway station**



4 miles

Accommodation

Description

Unit 2 comprises a detached open plan warehouse with an additional covered loading area/further storage at the front. There is office accommodation with separate wcs, kitchenette and rest areas.

The main unit provides an internal eaves height of 10m (approx. 33 ft) and is accessed via 2 level loading doors and 3 dock level doors with a large covered loading area to the front. At present the unit is laid out as a document storage facility with three levels of mezzanine floors/racking.

Externally the unit has allocated car parking spaces and HGV parking to the front.

Services

There is a 3 phase electricity supply and capped off gas supply. We confirm we have not tested any installations and any interested party must satisfy themselves independently as to the state and condition of such items.

Secure Site

Clearwater Business Park benefits from on site manned security 24/7 and there is a gated main entrance with CCTV.

Area	Sq ft	Sq m
Main Warehouse	46,595	4,328.68
Front Warehouse Area	7,227	671.42
Office and Ancillary Areas	3,979	369.65
TOTAL	57,801	5,369.75

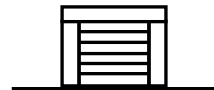
Onsite Parking



Bus Stop 1/2 mile



5 loading doors



Eaves height 10m



LED lighting



WC facilities



24/7 on site security & CCTV



Planning | Rates | EPC | Terms

Planning

We understand the property may be suitable for E (Commercial, Business and Service), B2 (General Industrial) and B8 Storage and Warehousing) uses.

Interested parties are recommended to make their own specific enquiries with the Local Planning Authority, Swindon Borough Council Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The Valuation Office Agency website describes the property as “Warehouse and Premises” with a Rateable Value of £262,500.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is B(42) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Terms

The unit is available by way of a new full repairing and insuring lease from December 2025, or earlier by arrangement, direct from the landlord for a term of years to be agreed at a rent of £350,000 per annum exclusive equating to £6.05 per sq ft exclusive.

Legal Costs

The ingoing tenant is to make a contribution of £750 plus VAT towards the landlord’s legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants will be required to provide a rental deposit equivalent to 3 months rent subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Anti-Money Laundering Regulations

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

7 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/96034

Date: April 2025

Subject to Contract



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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

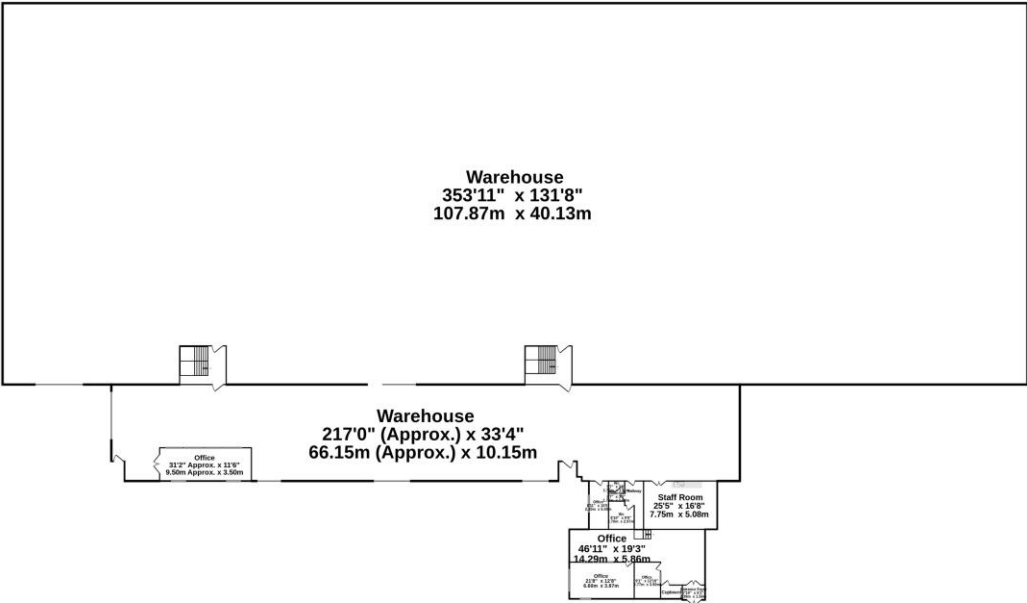
2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY CONSULTANTS

