



Quoting Rent:

## Rent on Application

### The Property:

The premises comprises an open plan warehouse with ground and first floor offices, providing the following approximate Gross Internal Floor Areas:

#### Warehouse:

9,110 sq ft (846.35 sq m)

#### Ground & First Floor Offices:

1,611 sq ft (149.63 sq m)

#### TOTAL

10,721 sq ft  
995.98 sq m

## Unit 13, Hawksworth Industrial Estate, Swindon, SN2 1ED

Well-established industrial estate.  
Excellent transport links.

### Highlights

- **Secure yard**
- Semi-Detached Unit
- Dedicated loading area
- 5.6m Minimum Eaves
- Electric Surface Level Roller Shutter Door
- 6 Allocated Car Parking Spaces

# The Location

## Nearby Neighbors

- Huws Gray
- Rexel
- Nationwide
- Angling Direct
- Roofbase

## Connectivity

Swindon Train Station

0.7 miles

Swindon Town Centre

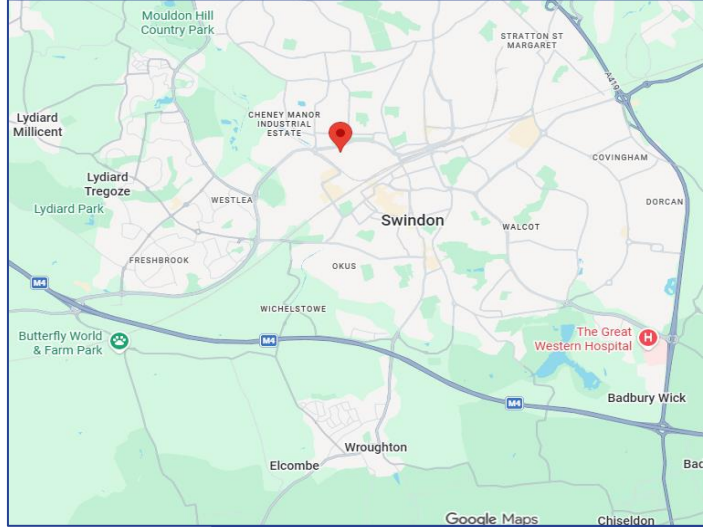
0.9 miles

Junction 16 of M5

3.5 miles

## Amenities

- 5.6m Minimum Eaves
- Secure Yard
- Designated Loading Area
- Two-Storey Office Accommodation
- W/C & Kitchenette
- Electric Surface Level Access Roller Shutter Door
- 6 Allocated Car Parking Spaces



# Description

Unit 13 comprises a semi detached light industrial unit that has been built around a steel portal frame with brick & blockwork elevations and an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from LED lighting, a concrete floor and a minimum eaves height of 5.6 m (18 ft 4 in), together with ground and first floor office accommodation featuring artificial lighting throughout and suspended ceilings. The property also benefits from welfare facilities at both ground and first floor levels.

Loading access is provided via a surface level electric loading door and two separate pedestrian doors to the front elevation.

Externally the property benefits from a large forecourt, secure yard to east elevation and six allocated car parking spaces.

# Tenure

The property is available by way of a new full repairing and insuring lease.

# Rent

Rent on application.

# VAT

All costs are subject to VAT where applicable.

# Legal Costs

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

# Energy Performance Certificate

Available upon request.

## Contacts

Alex Van Den Bogerd

Associate Director

+44 7902 702882

[Alex.vandenbogerd@colliers.com](mailto:Alex.vandenbogerd@colliers.com)

Ben Tohill

Senior Surveyor

+44 7796 971218

[Ben.tohill@colliers.com](mailto:Ben.tohill@colliers.com)

Colliers

10 Templeback

Bristol

BS1 6FL

+44 117 917 2000

[Colliers.com](http://Colliers.com)



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Alex Van Den Bogerd  
Associate Director  
+44 7902 702882  
[Alex.vandenbogerd@colliers.com](mailto:Alex.vandenbogerd@colliers.com)

Ben Tothill  
Senior Surveyor  
+44 7796 971218  
[Ben.tothill@colliers.com](mailto:Ben.tothill@colliers.com)

Colliers  
10 Templeback  
Bristol  
BS1 6FL  
+44 117 917 2000

[Colliers.com](https://www.colliers.com)

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Alex Van Den Bogerd  
Associate Director  
+44 7902 702882  
[Alex.vandenbogerd@colliers.com](mailto:Alex.vandenbogerd@colliers.com)

Ben Tohill  
Senior Surveyor  
+44 7796 971218  
[Ben.tohill@colliers.com](mailto:Ben.tohill@colliers.com)

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