



commercial property consultants

TO LET

DORCAN 300, MURDOCK ROAD, DORCAN,
SWINDON, SN3 5HY



2,676 M² (28,804 FT²)
INDUSTRIAL/WAREHOUSE UNIT
LARGE CAR PARK

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Dorcan 300 is situated in a modern complex of 3 HQ Type Industrial facilities on Murdock Road, within the established business area of Dorcan.

Dorcan is to the South of Swindon with excellent access to the A419 Dual Carriageway and the M4 motorway via Junction 15. Occupiers already in the Dorcan area include, House of Fraser and Tyco, as well as a large number of local companies.

DESCRIPTION

The property is a modern detached facility. It has the benefit of a large car park to the front and rear of the unit. Loading doors are at the side and rear, with the added benefit of a good-sized yard.

Internally there are two storey offices, reception and staff facilities.

ACCOMMODATION

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

G. Floor Warehouse	1809m ²	19,472ft ²
G. Floor Offices/loft space	433m ²	4,660ft ²
First Floor Offices	431m ²	4,639ft ²
Total	2,676m²	28,804ft²

TENURE

The property is available by way of a new lease with the landlords.

RENT

The quoting rent is £6.50 per square foot, exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

BUSINESS RATES

Please contact the agents for further information.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VIEWING

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

FOR FURTHER INFORMATION

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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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