

TO LET

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



1333M² (14,239FT²)
DETACHED UNIT
LARGE PARKING AREA/YARD
5.75M EAVES HEIGHT

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LOCATION

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

Westmead is a popular and modern employment area. Other principle occupiers include Metric, Brake Brothers and UK Leisure Wear.

DESCRIPTION

The property is a modern detached warehouse facility of steel frame construction. It is externally clad in profile metal sheet curtain walling and incorporates two storey offices and staff facilities.

The property benefits from 5.75m eaves height, sodium warehouse lighting, gas fired heating, and a loading door approx. 4.8m high by 3.5m wide. The offices are both ground and first floor and are centrally heated.

Externally there is a large access yard and parking area with approx. 21 car parking spaces.

ACCOMMODATION

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

Warehouse(office/wc)	1185.3m ²	12,759ft ²
First Floor Offices	137.6m ²	1,480ft ²
Total	1,322.9m²	14,239ft²

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

The quoting rent is £70,500 per annum 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.

Registered Office: WBM Commercial Property Limited, 609 Delta Business Park, Swindon, SN5 7XF