



commercial property consultants

TO LET

UNIT 11 NEWCOMBE DRIVE, HAWKSWORTH
INDUSTRIAL ESTATE, SWINDON, SN1 1DZ



1,919 M² (20,661 FT²)
DETACHED WORKSHOP WITH SECURE YARD
REFURBISHED FIRST FLOOR OFFICES
PROMINENT LOCATION

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



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LOCATION

Hawksworth Industrial Estate is well located in central Swindon approximately 2 miles from Junction 16 of the M4 motorway, via the Great Western Way dual carriageway. The town centre is approximately 1 mile to the east.

Unit 11 holds a prominent location, adjoining the Great Western Way dual carriageway. Access to the unit is gained via Newcombe Drive.

The Hawksworth Industrial Estate has recently had an upgraded junction with improved access out onto Great Western Way.

DESCRIPTION

The property comprises a detached portal framed industrial/warehouse unit with integral two storey offices.

The unit benefits from two roller shutter doors and has an eaves height of 5.5m.

The property enjoys extensive parking for circa 50 cars on the secure site.

Parking Externally 10 visitor's spaces 40 secure compound spaces

ACCOMMODATION

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

Workshop	1,739 m ²	18,724 ft ²
GF Offices	92.5 m ²	995 ft ²
FF Offices	87.5 m ²	94.2 ft ²
Total	1,919 m ²	20,661 ft ²

TENURE

POA.

QUOTING TERMS

£112,000 per annum exclusive. Please note that all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable) payable quarterly in advance.

BUSINESS RATES

The current Rating List (2017) shows the unit as having a rateable value of £88,500. Please note the rateable value is not the same as the rates payable.

LEGAL COSTS

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

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VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request. The property has an energy performance rating of D:92.

FOR FURTHER INFORMATION

Please contact:

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