



commercial property consultants

TO LET

UNIT 6 WESTERNGATE,
HILLMEAD ENTERPRISE PARK,
SWINDON SN5 5WN



1,334M² (14,355FT²)
HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT
TWO LOADING DOORS
FIRST FLOOR OFFICES

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Swindon is located between Junction 15 and 16 of the M4 motorway. London is approximately 80 miles to the east and Bristol 40 miles to the west. Westerngate is situated in West Swindon, holding a prominent location fronting onto Mead Way. This road forms one of the principle arterial routes linking North Swindon to the town centre. Westerngate is part of Hillmead Enterprise Park, an established and popular employment area, other occupiers on the estate include DHL, PRP and MTD Pure Water.

DESCRIPTION

Unit 6 comprises a high quality facility of clear span steel portal frame construction, with full height steel profile cladding, under a steel clad roof incorporating roof light panels. To the front of the unit there are offices incorporating reception area with break out room and works offices. There is purpose built first floor offices which also include a separate large meeting room. WC's and kitchen facilities are also available on the ground floor.

The warehouse benefits from a 3 phase power supply, warehouse lighting and mains gas with several gas fired space blower heaters.

Vehicle access is gained via a 2 insulated up and overloading door in the front elevation. To the front there is a dedicated large concrete service yard and separate allocated car parking.

ACCOMMODATION

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

| | | |
|----------------------------------|---------------------------|-----------------------------|
| Warehouse Office/Reception & WCs | 1,213m ² | 13,053ft ² |
| First Floor Office | 121m ² | 1,302ft ² |
| Total | 1,334m² | 14,355ft² |

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

TENURE

The premises are available by way of a sub lease.

EPC

A new Energy Performance Certificate is in the process of being prepared.

VIEWING

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

FOR FURTHER INFORMATION

Please contact:
Ralph Wells

T: 01793 232658/07957 739858
E: ralph@wbmproperty.co.uk

11 Dorcan Business Village, Swindon SN3 5HY

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 Property Limited, 38 Dollar Street, Cirencester, Glos, GL7 2AN



11 Dorcan Business Village, Swindon SN3 5HY

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 Property Limited, 38 Dollar Street, Cirencester, Glos, GL7 2AN