



commercial property consultants

**TO LET**

DORCAN 200, MURDOCK ROAD, DORCAN,  
SWINDON, SN3 5HY



1,541 M<sup>2</sup> (16,597 FT<sup>2</sup>)  
INDUSTRIAL/WAREHOUSE UNIT  
LARGE CAR PARK

**CONTACT RALPH WELLS 07957 739 858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants

#### LOCATION

Dorcan 200 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, DHL and Tyco, as well as a large number of local companies.

#### DESCRIPTION

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

**Total** **1,541m<sup>2</sup>** **16,597ff<sup>2</sup>**

#### 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

Ralph Wells  
T: 01793 232658/07957 739858  
E: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

Or

Giles Weir JLL 0117 9276691  
[giles@eu.jll.com](mailto:giles@eu.jll.com)

**CONTACT RALPH WELLS 07957 739 858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

**SWINDON 01793 232658 GLOUCESTER 01452 348915**



commercial property consultants



**CONTACT RALPH WELLS 07957 739 858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452

348915