



commercial property consultants

TO LET

UNIT 6 BRIDGEWATER CLOSE TRADE PARK,
HAWKSWORTH INDUSTRIAL ESTATE,
SWINDON SN2 1ED



554.3 M² (5996 FT²)
INDUSTRIAL WAREHOUSE/TRADE COUNTER UNIT
OFFICE & RECEPTION AREA
POPULAR TRADE ESTATE

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, adjoining the Cirencester Way dual carriageway. The town centre and mainline rail station are approximately half a mile to the south.

The Great Western Way dual carriageway gives direct access to Hawksworth and provides an excellent road link to Junction 16 of the M4, approximately 3.5 miles to the West.

DESCRIPTION

Unit 6 is an end terrace unit of steel portal frame construction.

Vehicle access to the unit is gained by a loading door at the front elevation.

At the front of the unit there is a separate personnel access with an office/reception area. The unit benefits from a 3 phase electrical power supply and a mains gas supply.

Externally there is an allocated car parking area and loading area.

ACCOMMODATION

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

TOTAL **554.3 m² 5996 ft²**

RENT

The quoting rent is £35,497 per annum.

BUSINESS RATES

Please contact the agent for further information.

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 sole agents.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been carried out.

FOR FURTHER INFORMATION

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