

TO LET

20,661 SQ FT (1,919 SQ M)

PROMINENT DETACHED INDUSTRIAL/WAREHOUSE UNIT

Unit 11 Newcombe Drive, Hawksworth Industrial Estate, Swindon, SN2 1DZ



- **DETACHED WORKSHOP WITH RECENTLY REFURBISHED FIRST FLOOR OFFICES**
- **GENEROUS PARKING FOR CIRCA 50 CARS**
- **NEW IMPROVED ACCESS TO AND FROM GREAT WESTERN WAY**
- **3.5 MILES FROM JUNCTION 16, M4**

LOCATION

The property is located on the west side of Swindon on Hawksworth Industrial Estate just off Great Western Way, giving easy access to Swindon Town Centre and the M4 motorway, approximately 3.5 miles to the west.

The property has visibility from Great Western Way, an important dual carriageway which has seen extensive developments occurring in the last decade with Mannington Retail Park and extensive motor dealerships, making it a retail and quasi retail corridor.

DESCRIPTION

The property comprises a detached portal framed industrial/warehouse unit with integral 2 storey offices.

The unit benefits from 2 roller shutter doors and has an eaves height of 5.5 m.

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

ACCOMMODATION

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

| DESCRIPTION | SQM | SOFT |
|----------------------|----------------|---------------|
| Workshop | 1,739.5 | 18,724 |
| Ground Floor Offices | 92.5 | 995 |
| First Floor Offices | 87.5 | 942 |
| TOTAL GIA | 1,919.5 | 20,661 |

PARKING

Externally 10 visitors spaces
40 secure compound spaces

TENURE

The property is held on an existing lease due to expire on 29th March 2023 at a rent of £104,500 per annum exclusive, due for rent review on 30th March 2018.

The user clause in the lease permits the property to be used for light industrial, general industrial and warehousing.

Assignment or subletting of the property is permitted.

The lease repairing clause is limited by way of a Schedule of Condition.

RATING ASSESSMENT

Rateable Value – £88,500

Rates Payable – £42,392

VAT

The landlord has not elected to charge VAT on this property.

LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

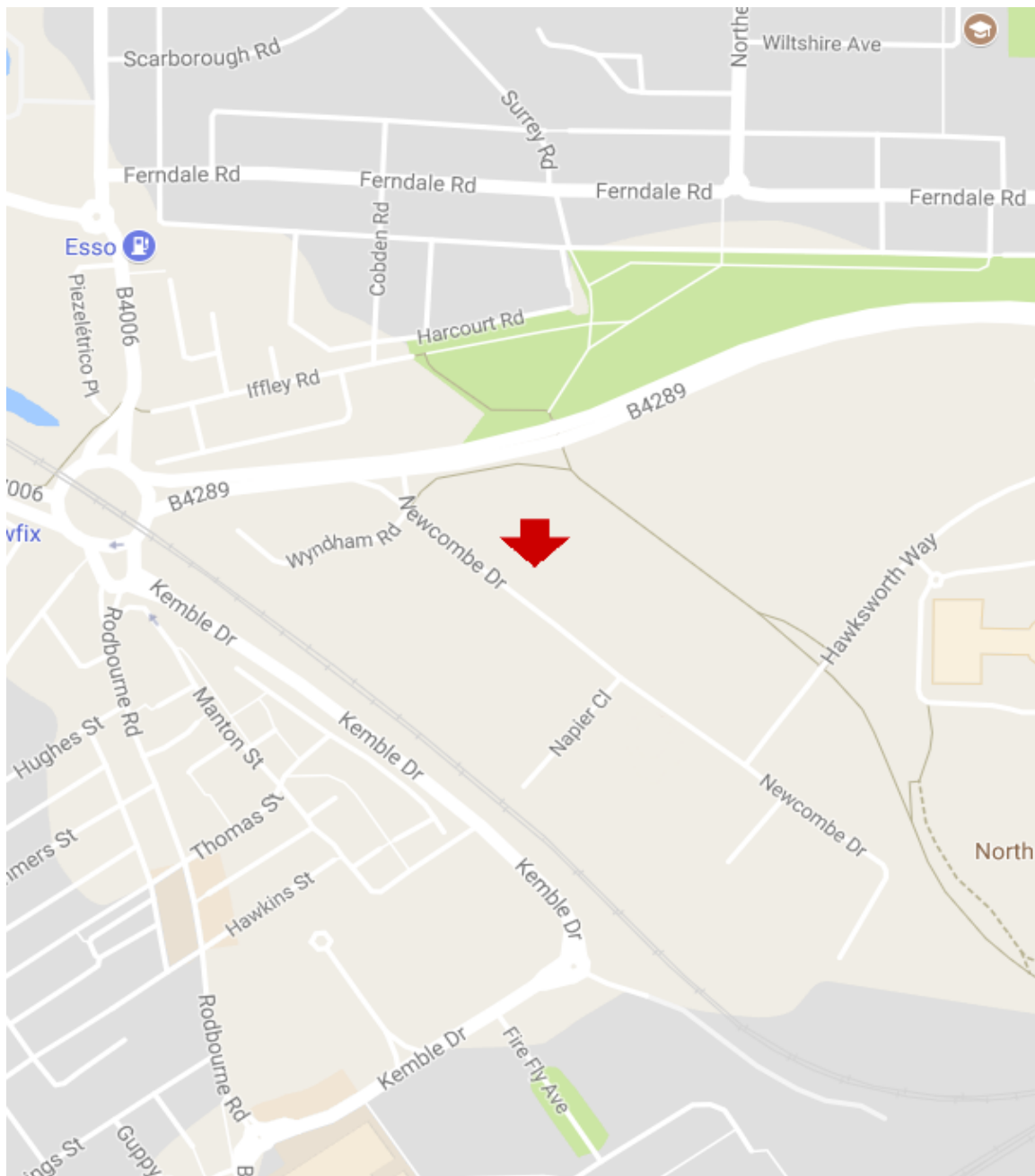
RENT

£104,500 per annum

EPC

D (92) – Details available on request.





FURTHER INFORMATION/VIEWINGS

This can be arranged with the sole agents, Burston Cook Chartered Surveyors:-

FAO: David Burston/Chloe Burston

Email: david@burstoncook.co.uk/chloe@burstoncook.co.uk

Tel: 0117 314 9952

SUBJECT TO CONTRACT

Misrepresentation:

Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:

(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

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