



Quoting Rent:

**£70,000**  
per annum  
exclusive of VAT

### The Property:

The premises comprises a modern trade counter unit benefitting from an open plan warehouse and two-storey office accommodation, which provide the following approximate Gross Internal Floor Area:

**TOTAL**  
**6,725 sq ft**  
**627.78 sq m**

## Unit 2 Great Western Trade Park, Swindon, SN2 2DJ

Central Swindon location. Excellent frontage to Great Western Way. Good transport links.

### Highlights

- Established Trade Location
- Open Plan Warehouse
- 4.5m Minimum Eaves
- Allocated Car Parking
- Highly Prominent Location
- **Over 25,000 Vehicles Passing Daily**

# The Location

## Nearby Neighbours

- Screwfix
- Tile Giant
- Topps Tiles
- B&Q
- Kingfisher Windows
- Tony Valentine Golf Shop

## Connectivity

- Swindon Town Centre  
1.5 miles
- Junction 16 of M5  
2.0 miles
- Junction 15 of the M5  
6.0 miles

## Amenities

- Trade Counter
- Allocated Car Parking
- Loading Forecourt
- 4.5m Minimum Eaves
- W/C & Kitchenette
- Surface Level Loading

# Description

Unit 2 comprises a mid-terrace light industrial, trade counter unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor and 4.5m minimum eaves (14ft 7") and two storey offices at the front of the property. The property also benefits from multiple WCs and a small kitchenette.

Loading access is provided via a single surface level electric loading door.

Externally the property benefits from generous car parking provisions as well as an allocated loading forecourt at the rear.

# Tenure

The property is available in by way of a sub-lease or assignment until September 2025. Alternatively, a new lease may be available directly from the Landlord.

# Rent

£70,000 per annum exclusive of VAT..

# VAT

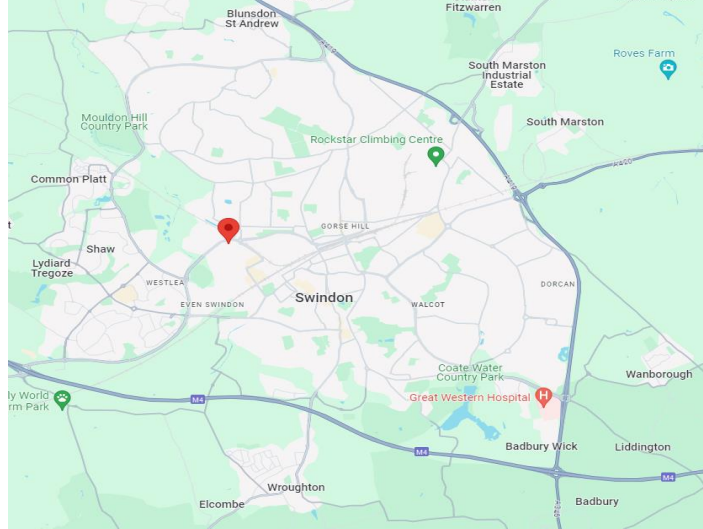
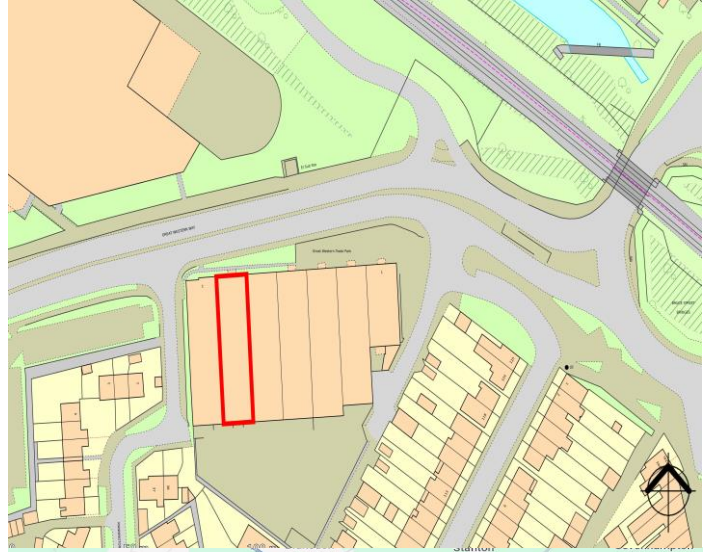
All costs are subject to VAT where applicable.

# Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

# Energy Performance Certificate

Available upon request.



## Contacts

Alex Van Den Bogerd  
Senior Surveyor  
+44 7902 702882  
[Alex.vandenbogerd@colliers.com](mailto:Alex.vandenbogerd@colliers.com)

Tom Watkins  
Director  
+44 7917 093167  
[Tom.watkins@colliers.com](mailto:Tom.watkins@colliers.com)

Colliers  
10 Templeback  
Bristol  
BS1 6FL  
+44 117 917 2000

[Colliers.com](http://Colliers.com)



Typical Interior

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Senior Surveyor  
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[Alex.vandenbogerd@colliers.com](mailto:Alex.vandenbogerd@colliers.com)

Tom Watkins  
Director  
+44 7917 093167  
[Tom.watkins@colliers.com](mailto:Tom.watkins@colliers.com)

Colliers  
10 Templeback  
Bristol  
BS1 6FL  
+44 117 917 2000

[Colliers.com](http://Colliers.com)

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