

Techno Trading Estate

BR INDUSTRIAL
TRUST

**Fully Refurbished
Warehouse / Industrial Units
From 3,380 & 11,800 sq ft
To Let**

Techno Trading Estate
Bramble Road, Swindon, SN2 8HB





TECHNO TRADING ESTATE

Techno Trading Estate contains 12 refurbished warehouse/industrial/trade units, with a combination of detached and terrace properties. The units are of steel portal frame construction with translucent light panels to provide good natural lighting. The elevations are clad in part brickwork and part metal profile cladding.

The available units are to undergo extensive refurbishment to achieve EPC ratings of B and will benefit from new insulated warehouse roofs and LED lighting throughout.

CURRENT AVAILABILITY

UNIT 11	SQ FT	SQ M
WAREHOUSE	8,769	814.7
GF OFFICE	1,518	141.3
FF OFFICE	1,513	140.5
TOTAL	11,800	1096.2

UNIT 16	SQ FT	SQ M
WAREHOUSE	3,103	288.3
OFFICE	277	25.7
TOTAL	3,380	314

UNIT 18	SQ FT	SQ M
WAREHOUSE	UNDER OFFER	3,195
OFFICE	UNDER OFFER	238
TOTAL	3,433	318.9



Located on an established industrial estate



3 Phase power supply



Excellent trade counter location



5.2m Minimum eaves height



Generous parking provision



Dedicated loading apron

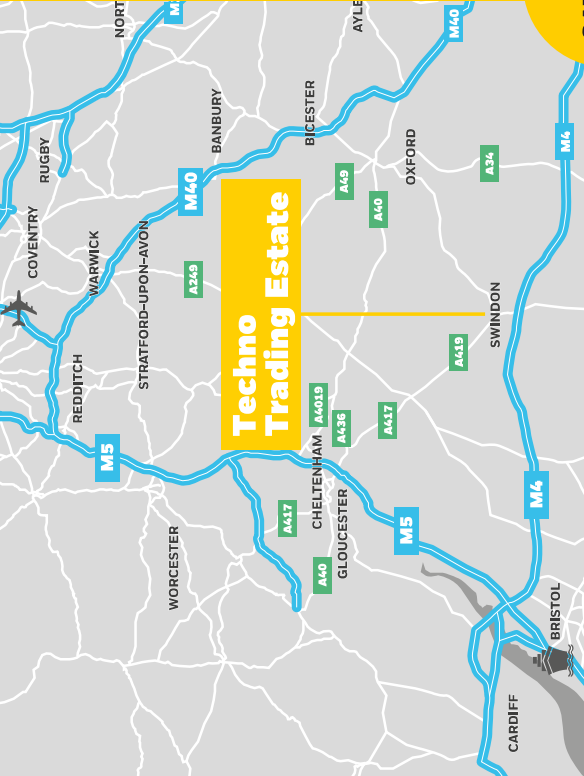


Fully refurbished units



Dedicated office space





SAT NAV
SN2 8HB

what3words: ///sends.slip.looks
www.what3words.com

LOCATION

Techno Trading Estate is an established and popular estate within close proximity to Swindon Town Centre and the Great Western Way giving access to all areas of Swindon and the M4 motorway.

Nearby occupiers include Screwfix, Booker, Travis Perkins, Howdens, Plumb Centre and numerous other national and local trade counter operators.

CONNECTIVITY

	MILES
Swindon Town Centre	2.5
M4 J16	3.5
A419	4.0
A420	4.0
Bristol	39.2
Southampton	67.4
London	85.5

FURTHER INFORMATION

Further information is available from the joint agents.

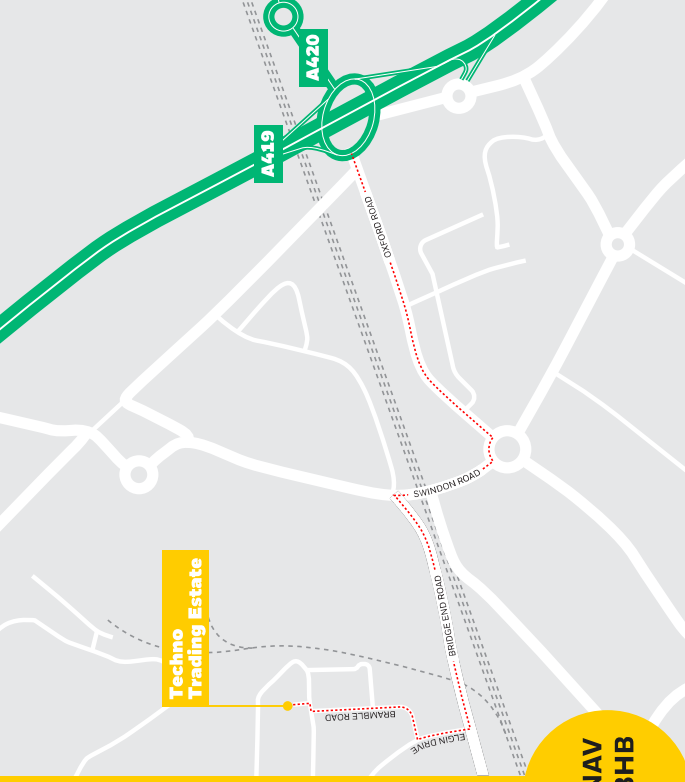


Giles Weir
07973 400 806
giles.weir@jll.co.uk

Oliver Bird
07543 304 942
oliver.bird@jll.co.uk



Chris Brooks
01793 544 834
07733 114 566
chris@whitmarshlockhart.com



LOCAL OCCUPIERS



Travis Perkins

SCREWFIX



HOWDENS

TERMS

The units are available by way of new leases on terms to be agreed.

EPC

Upon Application.

RENT

Upon Application.

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2023. Designed & Produced by **comrack** - comrackadvertising.com

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