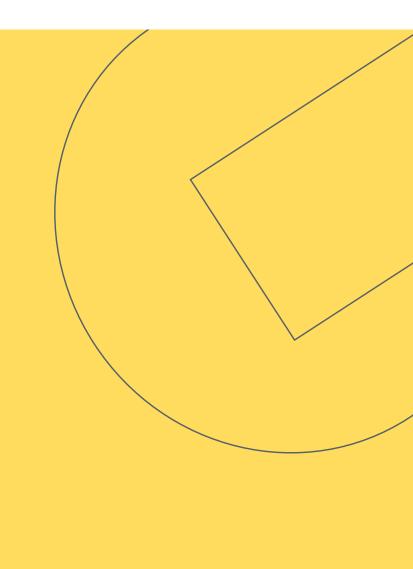


TO LET /
FOR SALE

17,633 - 43,643 SQ FT (1,638 - 4,054 SQ M)

DETACHED WAREHOUSE WITH SECURE YARD

Greenbridge Road • Swindon • SN3 3JE



KEY FEATURES



17,633 - 43,643 SQ FT (1,638 - 4,054 SQ M)



DETACHED WAREHOUSE



SECURE SELF
CONTAINED 2 ACRE SITE



LARGE YARD AREA



FITTED OFFICE AREAS



CONSIDERATION
GIVEN TO DIVISION
OF THE FACILITY



8 SURFACE LOADING DOORS



GOOD ACCESS



Greenbridge Centre | Greenbridge Road | Swindon | SN3 3JE

LOCATION



SWINDON:

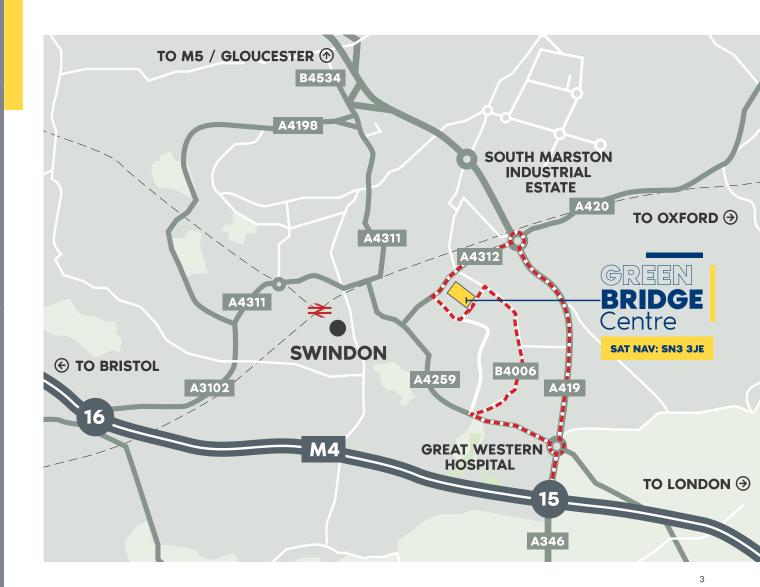
Greenbridge Centre is in an excellent location between Junctions 15 and 16 of the M4 Motorway. London is 80 miles to the east and Bristol 40 miles to the west.



GREENBRIDGE CENTRE:

Greenbridge Centre benefits from a prominent location fronting onto Greenbridge Road which in turn gives access to the B4006 and A4312. Junction 15 of the M4 Motorway is 4 miles to the south with the principal access route being the A419.

10 MINS	15 MINS	43 MINS
TO	TO	TO
M4 J15	M4 J16	M5
2.3 MILES	42.3 MILES	82 MILES
TO	TO	TO
SWINDON	BRISTOL	LONDON



ACCOMMODATION

DESCRIPTION:

The property comprises a detached warehouse / manufacturing facility on a self-contained site, benefitting from a secure yard to the rear. The building is arranged over 4 portal frames, with the rear bay being a high bay providing a range of eaves height from 4.90m to 10.60m. Office accommodation is located in the front elevation at the first floor, with amenity provisions located throughout the property.

Externally car parking is located to the front elevation, with access to a large rear yard via a double hinged gate. The property benefits from 8 electric surface level loading doors.

SITE AREA:

The property is located on a site of 2.00 acres according to Edozo Maps.

	SQ FT	SQ M
LOW BAY WAREHOUSE	23,424	2,176.16
GROUND FLOOR AMENITIES	704	65.40
FIRST FLOOR OFFICE	1,882	174.80
HIGH BAY WAREHOUSE	12,804	1,189.53
REAR WAREHOUSE	4,829	448.60
TOTAL FOR ALL UNITS	43,643	4,054.40

OUTSIDE SECURE PARKING AND SERVICE YARD AREA.

POTENTIAL TO DIVIDE:

Consideration will be given to dividing the facility, subject to negotiation.

	SQ FT	SQ M
LOW BAY	26,010	2,416.41
HIGH BAY & REAR UNITS	17,633	1,638.16

Measured on a GIA bas









LOCALLY



SURROUNDING OCCUPIERS:

Greenbridge Industrial Estate forms one of the principal employment areas in the town, approximately 1 mile east of Swindon town centre. Local occupiers include:















GREENBRIDGE RETAIL PARK:

Greenbridge retail and leisure Park offers a wide range of amenities and free parking. Amenities include:















FURTHER INFORMATION

QUOTING TERMS

Upon application.

BUSINESS RATES:

The premises are currently being separately assessed for business rates. Please contact the marketing agents for further information.

TENURE

The premises are available by way of a new full repairing and insuring lease agreement, for a term of years to be agreed.

Consideration will be given to a sale of the freehold.

VA'

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

ENERGY PERFORMANCE CERTIFICATE:

The property has an energy performance rating of C (72). A copy of the EPC is available upon request.

LEGAL COSTS:

Each party will be responsible

ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VIEWING AND FURTHER INFORMATION:

Viewing and further information is strictly by prior appointment through the agents:



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