

# UNIT G1/G2 **EUROPA**

RADWAY ROAD, STRATTON ST MARGARET, SWINDON, WILTSHIRE, SN3 4ND SWINDON



**MODERN REFURBISHED  
WAREHOUSE UNIT WITH OFFICES  
TO LET - 30,558 SQ FT (2,839 SQ M)**

# UNIT G1/G2

## EUROPA

### SWINDON

# 30,558 SQ FT AVAILABLE TO LET

Established as one of Swindon's key distribution and manufacturing locations, Europa is well located for the A419 dual carriageway and Junction 15 of the M4.

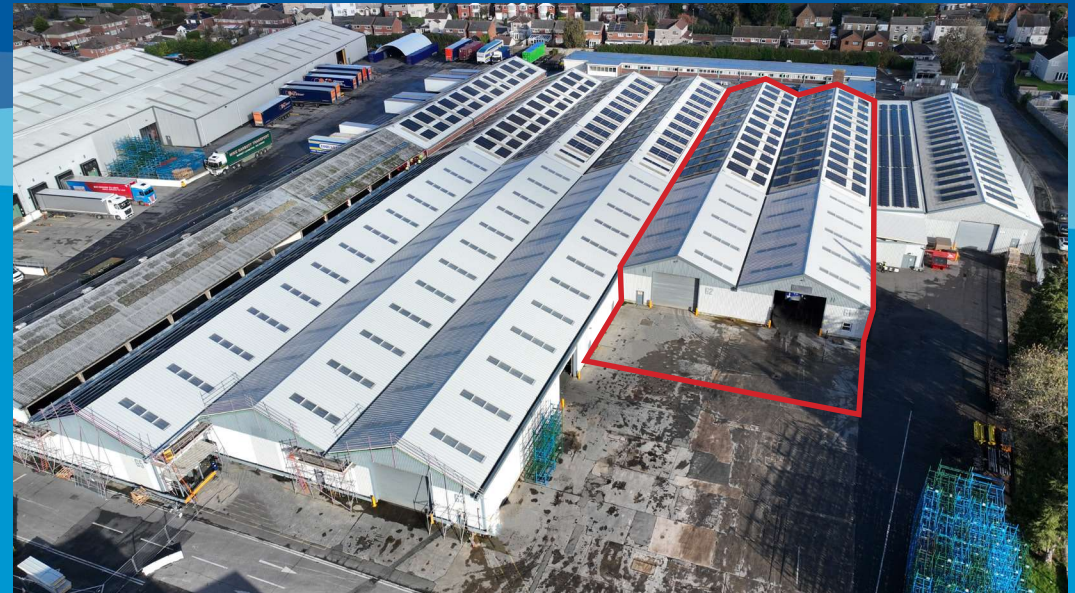
Europa occupies an area of circa 40 acres and comprises over 1 million sq ft of warehousing and ancillary office accommodation in a managed secure environment.

Unit G1/G2 has been upgraded to a high standard to include new insulated roof cladding system. Internally the accommodation benefits from an eaves height 4.5m, ancillary office and WC accommodation. Internal services including lighting and 3 phase power.

G Building forms a terraced warehouse facility benefitting from three surface level loading doors.

Externally there are parking and surface yard areas specifically allocated to this unit.

The facility can be divided if required. Please contact the agents for further information.



### ACCOMMODATION

The accommodation comprises of the following areas (GIA):

Area	sq ft	sq m
Warehouse	29,533	2,743.71
Office Admin Block	500	46.45
Ground floor WC Block	525	48.77
<b>Total</b>	<b>30,558</b>	<b>2,838.93</b>



24 hour manned security & Full CCTV coverage



Secure perimeter fence



On site vehicle maintenance & wash facilities



Fuel bunkering available



Ample car parking & secure trailer parking



Flexible lease terms



Modern office accommodation



Extensive external hardstanding



4.5m eaves height

# UNIT G1/G2

## EUROPA

### SWINDON

**SECURE MANAGED BUSINESS ENVIRONMENT,  
REFURBISHED TO A HIGH STANDARD.**

#### PLANNING

The property will benefit from B1 and B8 (light Industrial and warehousing and distribution) planning consent.

#### TERMS

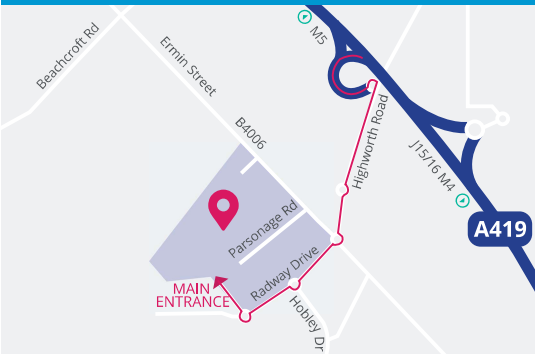
The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed. The landlord maintains the external roof within the service charge provision.

#### EPC

The property has a current EPC rating of A

#### BUSINESS RATES

TBC



#### UNIT G1/G2 EUROPA

Radway Road,  
Stratton St Margaret,  
Swindon, SN3 4ND

- A419 – 0.75 miles
- M4 Junction 15 – 5 miles
- Central London – 80 miles
- Bristol – 45 miles



For further information please contact the agents:

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.