

On the instructions of



# WHEATSTONE HOUSE

DORCAN INDUSTRIAL ESTATE  
SWINDON | SN3 5HG

269,177 SQ FT  
(25,007 SQ M)  
TO LET

A FANTASTIC LOCATION FOR  
A STRATEGIC WAREHOUSE HUB  
ON THE M4 JUNCTION 15

## STRATEGICALLY LOCATED

Just 3.5 miles north  
of J15 of the M4

## 9.16 ACRES

Site area producing  
a site cover of 65%

## 269,177 SQ FT

Total gross  
internal area

## KEY FEATURES

# WHEATSTONE HOUSE

## SECURE SITE

Benefits from security  
gates at both entrance  
and exit

## VERY LOW INITIAL RENT

Of £1,547,767 pa  
reflecting £5.75 per sq. ft

## LOCAL OCCUPIERS

DHL, Iceland, B&Q,  
Oak Furniture Land,  
Aldi and Amazon

## AVAILABLE TO LET

By way of a full  
repairing and insuring  
lease for a term of  
years to be agreed



# STRATEGICALLY LOCATED

Wheatstone House is located within Dorcan Industrial Estate, accessed directly from the A419, and approximately 3.5 miles north of J.15 of the M4.

Dorcan Industrial Estate accommodates a wide range of occupiers, both in terms of size and type of business.

The wider estate has seen recent development at Ignition Park with the speculative construction of 7 mid-box units.

Major distribution employers in the town include; Aldi, Oak Furniture Land, B&Q and Iceland. Amazon have recently leased 2,230,000 sq. ft. at Symmetry Park, Swindon.

LOCATED DIRECTLY OFF THE A419  
APPROX 3.5 MILES TO J.15 OF THE M4



GATEHOUSE



WHEATSTONE  
HOUSE  
SWINDON

# DETACHED WAREHOUSE

The property comprises an extensive warehouse facility made up of three bays, known as Unit 3, Unit 4 & Unit 4a. Units 3 & 4 consist of the two main warehouse bays connected by Unit 4a, a dedicated covered loading area.



IMPRESSIVE  
SITE OF  
9.16 ACRES



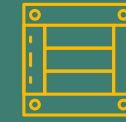
INTERNAL  
EAVES HEIGHT  
6.3M



SECURE SITE WITH  
ENTRY BARRIER  
SYSTEM



4 LEVEL ACCESS  
LOADING DOORS



1 DOCK LEVEL  
LOADING DOOR



EXCELLENT  
CAR PARKING  
PROVISION



MAIN WAREHOUSE



LOADING DOORS

Constructed of steel frame with a combination of clad and block elevations under a flat roof incorporating raised roof lights.

The property benefits from ground and first floor office accommodation, 6.3 metre minimum internal eaves, 4 level access loading doors and 1 dock level loading bay.

Externally, the property benefits from car parking along the perimeter of the unit, an operational sprinkler system and an operational security hut and barrier system.

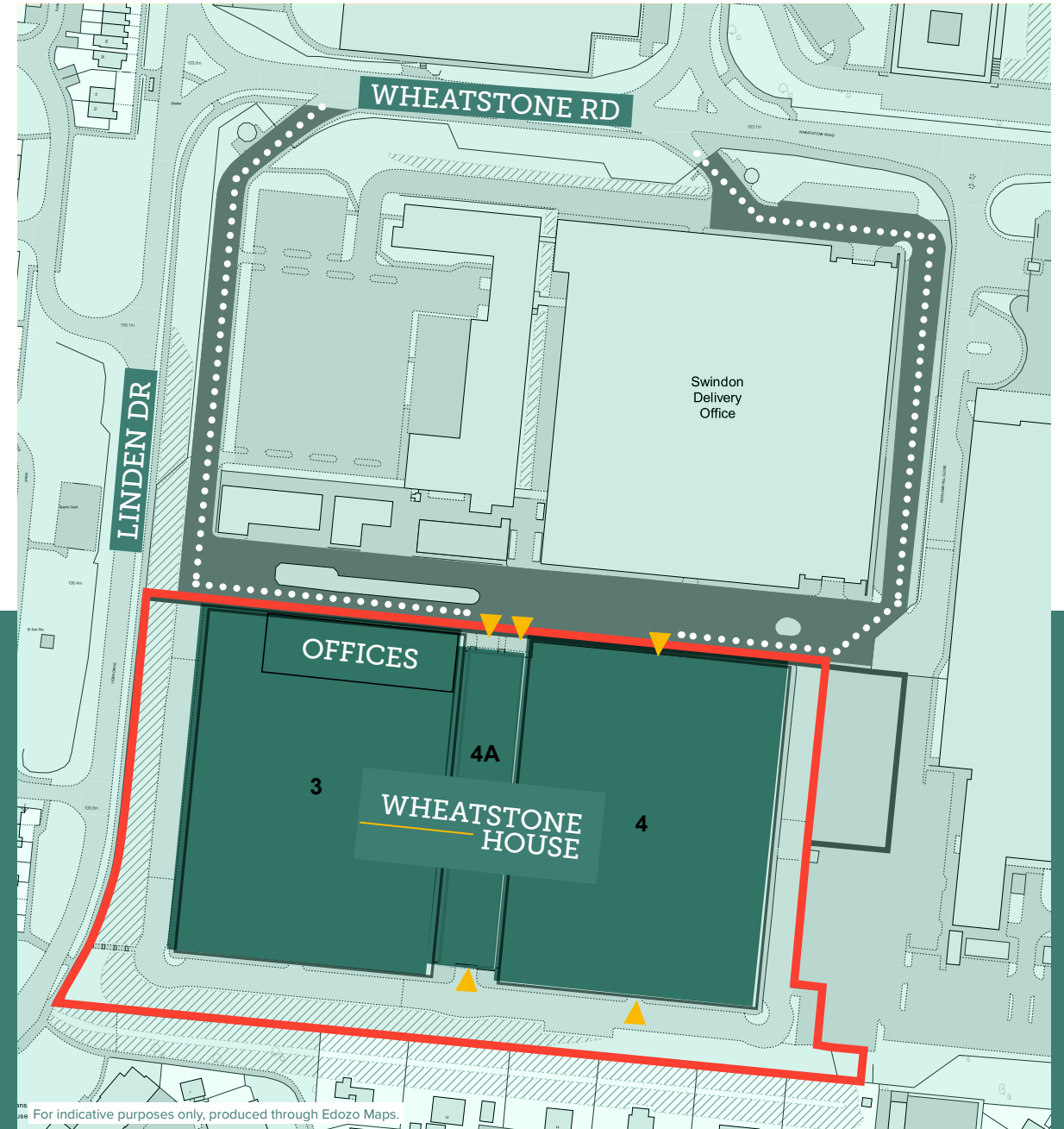
# SITE WITH 360° ACCESS

Area	Sq ft	Sq m
Unit 3	106,417	9,886
Unit 3 Offices (Ground & First)	17,797	1,653
Unit 4	116,121	10,788
Unit 4A (Covered loading bay)	28,842	2,679
<b>Total</b>	<b>269,177</b>	<b>25,007</b>
Unit 3 Mezzanine	4,882	453

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal area.

**9.16 ACRES**  
3.71 HECTARES

**ACCESS**  
RIGHT OF WAY SHOWN BY THE DOTTED LINE



For indicative purposes only, produced through Edozo Maps.

## SITE

The site extends to 9.16 acres (3.71 hectares), reflecting a site density of 65%.

## TENURE

Leasehold.

The Property benefits from a right of way shown on the plan opposite by the dotted line over the land highlighted.

WAREHOUSE RACKING



# DISTRIBUTION LOCATION

Swindon is the main commercial centre of Wiltshire and a key distribution location. Strategically located with ease of access to the South West, South East and Midlands.



The town is located on the Southern boundary of the Cotswolds, positioned between London (80 miles) and Bristol (41 miles), and benefits from two junctions, 15 and 16, onto the M4.

In addition, the A419 leads to Cirencester and the M5 to the north west and the A420 leads to Oxford in the north east.

The town benefits from a major railway station, providing services to London, Wales and the wider South West. Journey times are approximately 50 minutes to London, 65 minutes to Cardiff and 30 minutes to Bristol.

SAT NAV: SN3 5HG



<p>↓</p> <p>TRAIN TIMES</p> 	<p>50 MINS</p> <p>LONDON</p>	<p>65 MINS</p> <p>CARDIFF</p>	<p>30 MINS</p> <p>BRISTOL</p>
<p>↓</p> <p>DRIVE TIMES</p> 	<p>80 MILES</p> <p>LONDON</p>	<p>76 MILES</p> <p>CARDIFF</p>	<p>41 MILES</p> <p>BRISTOL</p>

# FURTHER INFORMATION

## EPC

Energy Performance Rating to be provided by request.

## TERMS

The property is available to let on a new full repairing and insuring lease.

## QUOTING RENT

The property is available on a low initial rent of £1,547,767 pa reflecting £5.75 per sq.ft

## ANTI-MONEY LAUNDERING

The Purchaser will be required to provide information necessary to comply with Anti-Money Laundering legislation.

## FURTHER INFORMATION

For further information please contact the joint agents:



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. December 2023.

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LOADING AREA