



Unit 4 Pagoda, Westmead Drive, Westmead Industrial Estate

Swindon, SN5 7UN

**MODERN DETACHED
INDUSTRIAL/WAREHOUSE UNIT**

**23,687 sq ft
(2,200.59 sq m)**

- MODERN DETACHED FACILITY
- HIGH QUALITY FITTED OFFICE ADMINISTRATION AREAS
- TWO SURFACE LEVEL LOADING DOORS
- LARGE REAR SERVICE YARD
- NEW LEASE AGREEMENT
- 6.65M CLEAR INTERNAL HEIGHT



Summary

Available Size	23,687 sq ft / 2,200.59 sq m
Rent	£213,500.00 per annum plus VAT
Price	£3,500,000.00 plus VAT
Rateable Value	£126,000.00
Rates Payable	£64,512 per annum
EPC	Upon enquiry

Location

Swindon is well located on the M4 motorway, 40 miles east of Bristol and 80 miles west of London. The town is served by both junctions 15 and 16.

Westmead Industrial Estate forms one of the principal employment areas in Swindon and has excellent road communications via the Great Western Way A3102. Junction 16 of the M4 is 3 miles to the west.

Access to Pagoda is gained via Westmead Drive, the principal estate road.

///what3words

<https://what3words.com/barks.stow.manliness>

Description

Unit 4 comprises a modern detached light industrial/warehouse unit constructed of a clear span portal frame. Internally the unit benefits from a reception and two storey office administration area to the front incorporating WCs and canteen facilities.

The warehouse area has a clear internal eaves height of 6.65m to the underside of the frame or 8m to the underside of the roof.

To the front of the unit is a large car parking area, to the rear is a large service yard and additional parking area. The unit benefits from LED lighting in part and roof lights.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/Light Industrial	18,395	1,708.95
Ground - Office, Admin, Reception	2,842	264.03
1st - Office/Admin	2,450	227.61
Total	23,687	2,200.59

Tenure

A new full repairing and insuring lease is available. Alternatively, the property is available freehold with vacant possession.

Anti-Money Laundering Regulations

A prospective tenant or purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

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



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