



Unit 5, Bagbury Park, The Street, Lydiard Millicent

Swindon, SN5 3LW

DETACHED WAREHOUSE WITH FITTED OFFICES

3,449 sq ft
(320.42 sq m)

- RARE FREEHOLD OPPORTUNITY
- FITTED OFFICES AND RECEPTION
- GENEROUS SERVICE YARD AND PARKING
- ATTRACTIVE RURAL LOCATION
- ADDITIONAL MEZZANINE STORAGE

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Summary

Available Size	3,449 sq ft / 320.42 sq m
Price	£415,000.00 plus VAT
Rateable Value	£13,750.00
Rates Payable	£6,861.25 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	C (54)

Location

Bagbury Park is situated 5 miles to the west of Swindon, on edge of the village of Lydiard Millicent, bordering open countryside. Junction 16 of the M4 motorway is 4 miles to the south.

///what3words

<https://what3words.com/brownish.bluntly.grouping>

Description

Unit 5 forms part of a small development of similar light industrial units. The property is a modern, detached warehouse of steel portal frame construction with part brick, profile clad and glazed elevations.

Currently the premises are configured as warehouse with adjacent fitted offices, above the offices there is an open sided mezzanine store with access via a staircase. The warehouse has a minimum clear eaves height of 3.85m and benefits from lighting and heating provided by a ceiling mounted gas fired space heater. Access to the warehouse is via an roller shutter loading door in the front elevation 3.5m (w) x 3m (h).

The office is configured with a reception and adjacent WC's and kitchenette facilities, open plan main office, with adjacent meeting room/office.



Central heating is provided via gas fired boiler and radiators, in addition to three air conditioning units. There is also perimeter trunking with power and data.

We have been informed that mains electricity, gas and water are connected to the premises. Drainage is a private system to a septic tank.

Externally there is a tarmac loading apron with parking for approximately 6-8 vehicles. There is additional land to the side of the property which could allow the parking/yard area to be extended, subject to obtaining the necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,366	126.91
Ground - Offices & WCs	1,044	96.99
Mezzanine - Open Mezzanine	1,039	96.53
Total	3,449	320.43

Anti-Money Laundering

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

Viewings

By prior appointment through the agent.



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