



Unit 18 Woodside, South Marston Park

Swindon, SN3 4WA

**A MODERN DETACHED
WAREHOUSE/INDUSTRIAL UNIT
WITH EXCELLENT ROAD
ACCESS TO A419**

5,416 sq ft
(503.16 sq m)

- REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
- 6.2 MIN EAVES
- A419 CIRCA 0.5 MILES
- FITTED OFFICE ACCOMMODATION
- 4M X 4.5M LOADING DOOR
- 9 ALLOCATED PARKING SPACES

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Summary

Available Size	5,416 sq ft / 503.16 sq m
Rent	£47,500.00 per annum
Rateable Value	£38,250.00
Rates Payable	£19,086.75 per annum
EPC	C (73)

Location

South Marston Park is one of Swindon's premier industrial estates, situated in east Swindon.

The Estate has excellent access to the M4 via the A361 and A419. Junction 15 is approximately 5 miles to the south.

South Marston Park adjoins the newly purchased Panattoni Park which will see the delivery of c 7 million sq ft of new warehousing and logistics space. Existing occupiers in the area include Aldi, Evri, Oak Furniture Land, Amazon, Callaway Golf and Marks & Spencer.

///what3words

<https://what3words.com/speaks.glossed.union>

Description

Unit 18 Woodside forms part of a development of 19 industrial units. The property is of steel frame construction with elevations of mixed brick and profile metal sheet cladding and glazing.

There is a ground floor reception area with WC facilities, together with an undercroft area, which could be fitted as additional offices or storage. There are fitted offices at first floor level with a meeting room.

The warehouse area has a minimum eaves height of 6.25m.

Access to the warehouse is via a sectional up and over door (4m width x 4.5m height) and the unit benefits from 3 phase power, LED lighting and a mains gas supply.

Externally there is allocated car parking.

Accommodation

Name	sq ft	sq m
Ground - Warehouse including WCs and Undercroft	4,260	395.77
1st - Offices	1,156	107.40
Total	5,416	503.17

Viewings

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



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