



The Groundwell Distribution Centre **Swindon**

A secure distribution / industrial facility
149,173 sq.ft. (13,858m²) on a 8.66 acres (3.50 hectares) site

STEPHENSON ROAD, **SWINDON** SN25 5AX



Ideally situated, the Groundwell Distribution Centre enjoys excellent road links to London, Bristol, the South West and Midlands, via the M4 and M5.

SPECIFICATIONS

- 8 level access loading doors
- 4 dock level loading doors
- Warehouse eaves height 9.14m (30 ft)
- Fully fenced and secure site
- Gate house
- Canteen facilities
- Fitted offices
- 123 car parking spaces
- Warehouse heating and lighting
- 40 lorry parking spaces
- Sprinkler system

The property is a detached, high bay distribution warehouse of steel portal frame construction with elevations of part brick and profiled sheet cladding.

KEY LOCAL OCCUPIERS

Other major companies in the area include Honda, B&Q, Morrisons, W.H. Smith, Royal Mail, Howard Tenens, and BMW/Mini.



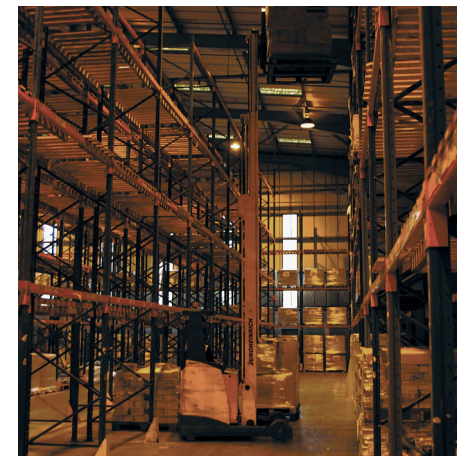
Lecture Room



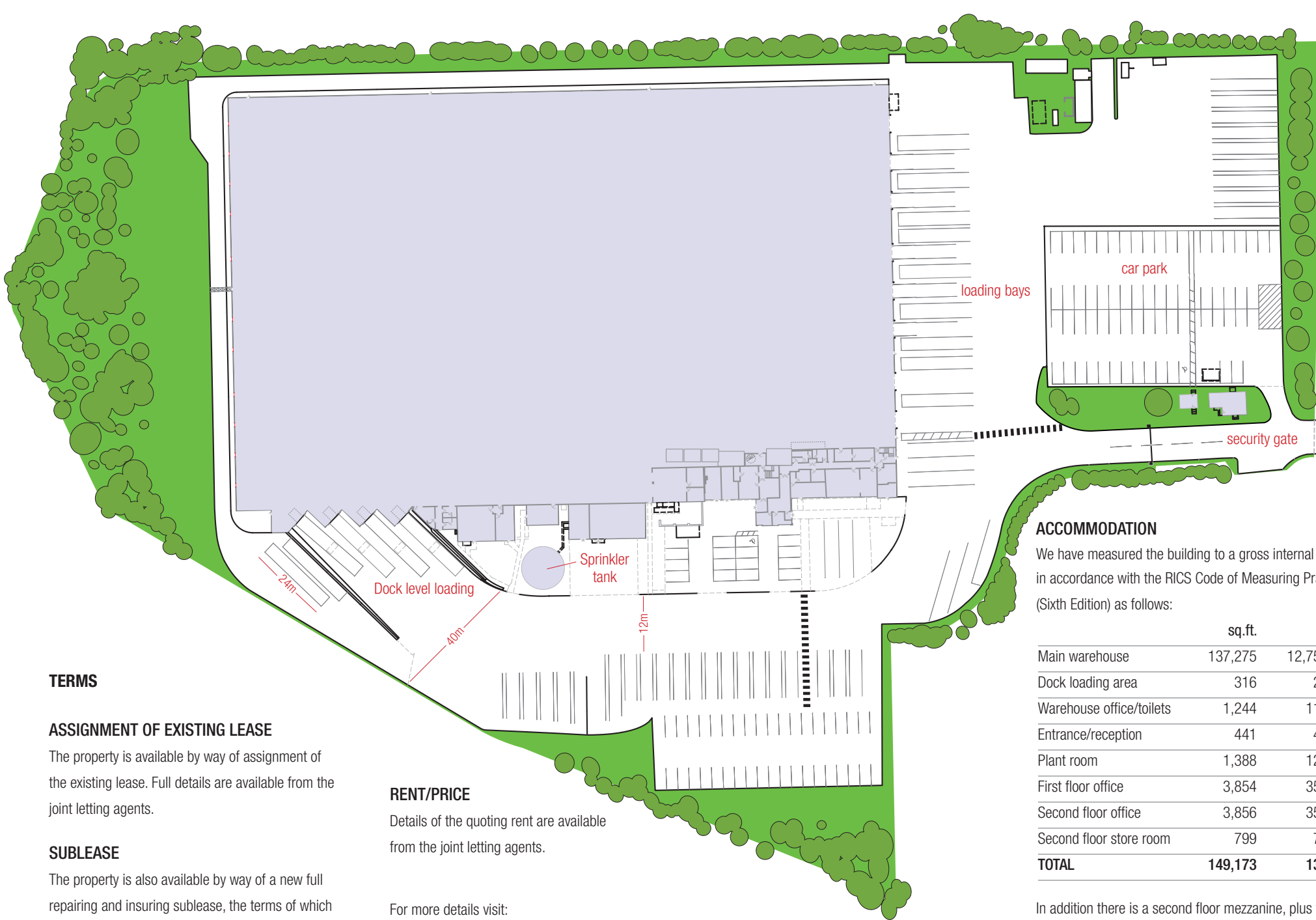
Meeting Room



Canteen



Warehouse



TERMS

ASSIGNMENT OF EXISTING LEASE

The property is available by way of assignment of the existing lease. Full details are available from the joint letting agents.

SUBLEASE

The property is also available by way of a new full repairing and insuring sublease, the terms of which are negotiable.

RENT/PRICE

Details of the quoting rent are available from the joint letting agents.

For more details visit:
www.distributioncentreswindon.com

loading bays

car park

security gate

Sprinkler tank

Dock level loading

24m

40m

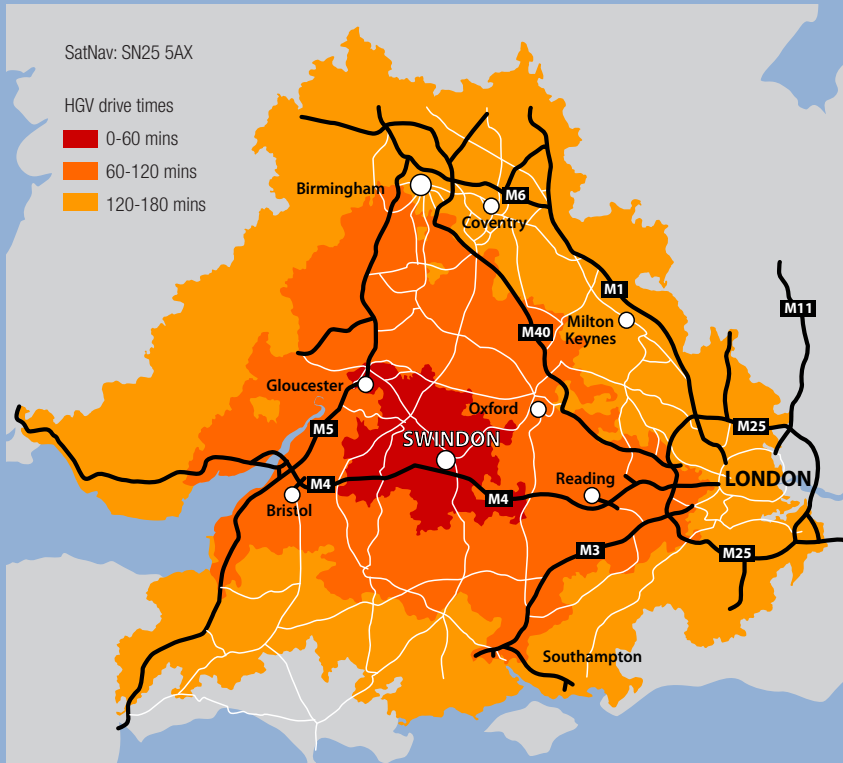
12m

ACCOMMODATION

We have measured the building to a gross internal area (GIA) in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

	sq.ft.	m ²
Main warehouse	137,275	12,753.26
Dock loading area	316	29.36
Warehouse office/toilets	1,244	116.57
Entrance/reception	441	40.97
Plant room	1,388	128.95
First floor office	3,854	358.00
Second floor office	3,856	358.23
Second floor store room	799	74.23
TOTAL	149,173	13,858

In addition there is a second floor mezzanine, plus walkway of 2,302 sq.ft. (213.86 m²).



LOCATION

Swindon is a major manufacturing and distribution business centre situated between Junction 15 and 16 of the M4 which links Swindon directly with London, Bristol and the South West, as well as the National Motorway Network. The town also benefits from a frequent, high speed rail link to London Paddington, Bristol, South Wales and the South West.

The Groundwell Distribution Centre is located north east of Swindon town centre, directly adjacent to the A419 dual carriageway which provides direct access to the M4, Junction 15. The A419 dual carriageway also links the property to Cirencester, Gloucester and Junction 11A of the M5 to the north west.

VIEWING

Strictly by confirmed appointment through the joint letting agents.



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