

MULTI-LET INDUSTRIAL INVESTMENT

FOR SALE | FREEHOLD

52,574 SQFT ON 3.85 ACRES

THORNHILL INDUSTRIAL ESTATE

THORNHILL ROAD | SOUTH MARSTON | SWINDON | SN3 4TA



INVESTMENT SUMMARY

Strategic location with **excellent transport links** (M4, A419/A420).

The property presents a **potential medium-term refurbishment** or **longer-term redevelopment opportunity**.

Let to 3 individual tenants producing a total income of **£177,700** reflecting an average rent of **£3.38 psf**.

Gross internal floor area **52,574 sqft** on 3.85 acres.

All leases are **outside the Landlord & Tenant Act 1954** (Sections 24–28).

The estate benefits from a mix of short and medium term tenancies, offering **flexibility for asset management** and **potential redevelopment or re letting strategies**.

Thornhill Industrial Estate is strategically located on the eastern edge of Swindon in South Marston, **providing excellent access to the A420 and the wider M4 corridor**. Positioned within the town's growing eastern employment cluster, the estate sits just outside the New Eastern Villages residential expansion, benefiting from planned infrastructure improvements and **long-term economic growth in the area**.

See Swindon Borough Council website for further details [↔](#)

PROPOSAL

We are instructed to seek offers in excess of **£3,000,000 (Three Million Pounds)**, subject to contract and VAT.

A purchase at this level reflects a **Net Initial Yield of approximately 6.0%**, with a **headline reversionary yield of approximately 9.5%**, assuming purchasers' costs of 6.5%. This reflects a **low capital value of just £57 per sq ft**.



For indication purposes only

LOCATION

Thornhill Industrial Estate is part of the historic logistics hub of the former South Marston Airfield, now Panattoni Park.

Situated on the eastern side of Swindon, it is close to South Marston Village and just 1 mile from the A419/A420 junction, offering direct access to Junction 15 of the M4, approximately 5.5 miles to the south.

Swindon is on the Great Western Rail mainline with a journey time to London of 55 minutes.

NEARBY OCCUPIERS



TRAVEL TIMES



Swindon City Centre	16 mins
Cirencester	23 mins
Gloucester	57 mins
Oxford	51 mins
Bristol	54 mins
Southampton	1 hour 39 mins
London	2 hours 8 mins
Birmingham	2 hours 20 mins



A419	4 mins
M4 Junction 15	8 mins
M4 Junction 16	23 mins

FROM SWINDON STATION



Reading	25 mins
Bristol	38 mins
London Paddington	55 mins
Cardiff Central	58 mins

SAT NAV: SN3 4TA
 ///CARDS.WHISTLING.NESTS



DESCRIPTION

The estate comprises two high-bay interlinked warehouses (Units 6 & 7) offering storage and distribution space, with a substantial secure front yard. To the rear, a terrace of three light industrial units (Units 71 A–C) from the 1960s provides additional workshop accommodation.

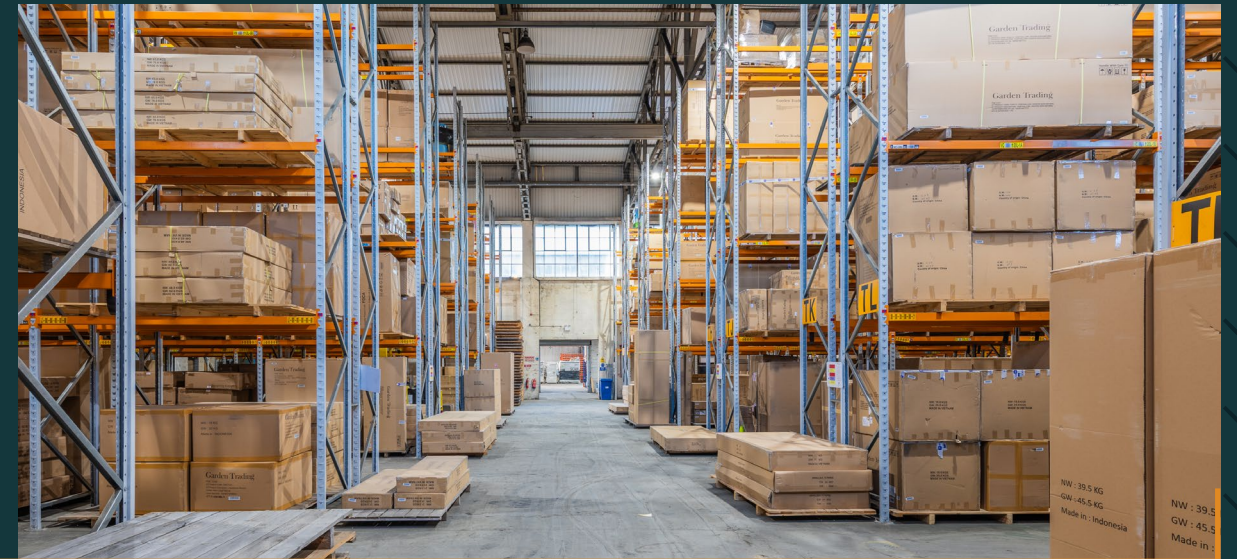


UNITS 6 & 7

Two interlinked, recently upgraded high-bay warehouses with dock-level loading, internal eaves of 9m, and LED lighting. Unit 6 features a substantial front yard and five dock doors, with offices, reception, canteen, and WC facilities. A single-storey link provides additional storage. Both units can be occupied separately or together. Extensive secure yard and parking support HGV access and rear loading.

UNITS 71 A-C

Terrace of three light industrial units dating from the 1960s. Each has 4.5m eaves, ground-level roller shutter doors, and small forecourts. Unit 71A benefits from a side yard.



ACCOMMODATION

Unit	Accommodation	sq m	sq ft
Unit 6	Warehouse	1,708.86	18,394
	Single storey link block/wc/kitchen	373	4,015
	Ground floor office	83.25	896
	First floor office	83.25	896
	Total	2,248.36	24,201
Unit 7	Warehouse	1,667.17	17,945
UNITS 6 & 7	TOTAL	3,915.53	42,146
Unit 71 A	Warehouse	530.09	5,706
Unit 71 B	Warehouse	173.56	1,868
Unit 71 C	Warehouse	265.11	2,854
UNITS 71 A-C	TOTAL	968.76	10,428
TOTAL ALL UNITS		4,884.29	52,574



SITE

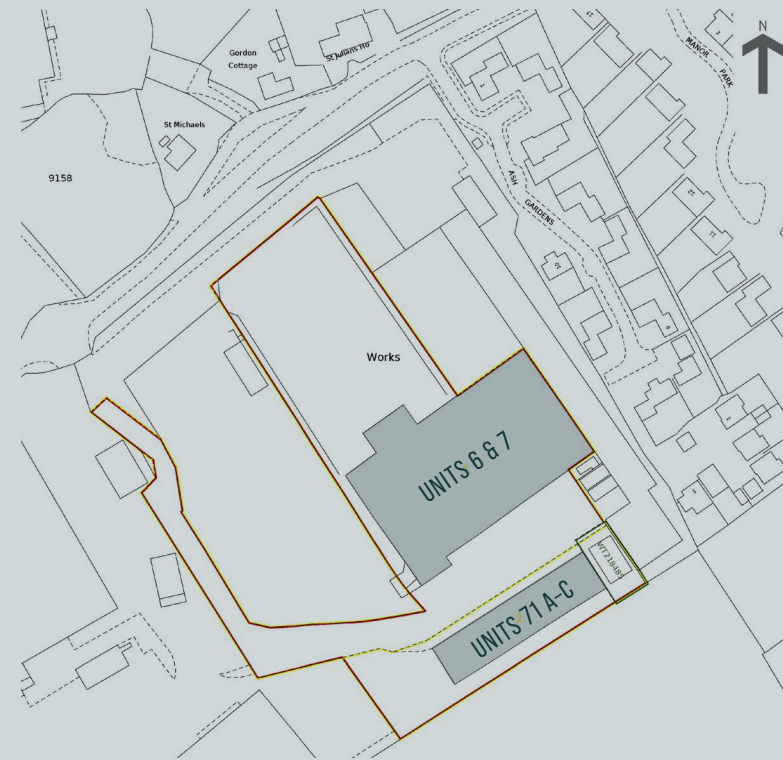


The site extends to 3.85 acres providing 30% site cover

Title Number **WT218469**



Title Number **WT84870**



For indication purposes only

FURTHER INFORMATION

EPC

EPCs are available on request.

VAT

We understand the property has been elected for VAT and we anticipate the sale will be treated as a Transfer of Going Concern (TOGC).

DATA ROOM

Access to the data room is available on request.

ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

CONTACTS

For further information, please contact the sole agents below:

AVISON YOUNG

Paul Hobbs | Director

+44 (0)776 761 3489

Paul.Hobbs@avisonyoung.com

James Short | Associate Director

+44 (0)755 729 0757

James.Short@avisonyoung.com

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. MARCH 2026

Designed and produced by kubiakcreative.com 256713 03/26

PROPOSAL

We are instructed to seek offers in excess of **£3,000,000 (Three Million Pounds)**, subject to contract and VAT.

A purchase at this level reflects a **Net Initial Yield of approximately 6.0%**, with a **headline reversionary yield of approximately 9.5%**, assuming purchasers' costs of 6.5%. This reflects a **low capital value of just £57 per sq ft**.

