



Dorcan Industrial Estate, Faraday Road

Swindon, SN3 5JF

INDUSTRIAL/WAREHOUSE FACILITY WITH SUBSTANTIAL PARKING/STORAGE YARD

28,576 sq ft
(2,654.80 sq m)

- 3 ACRE SITE AREA
- NEW LEASE AGREEMENT
- SECURE PARKING/STORAGE YARDS
- EASY ACCESS TO JUNCTION 15 M4
- FLEXIBLE ACCOMMODATION

Dorcan Industrial Estate, Faraday Road

Swindon, SN3 5JF



Summary

Available Size	28,576 sq ft / 2,654.80 sq m
Rent	£225,000 per annum
Price	Price on application
Rateable Value	£117,000
Rates Payable	£63,882 per annum
EPC	Upon enquiry

Location

Swindon is well located on the M4 motorway and serviced by both junctions 15 and 16. Dorcan is one of the principal employment areas located 3 miles south east of the town adjoining the A419 dual carriageway. Junction 15 of the M4 is 3 miles to the south. The property has an access from Faraday Road the principal estate road on Dorcan Industrial Estate.

///what3words

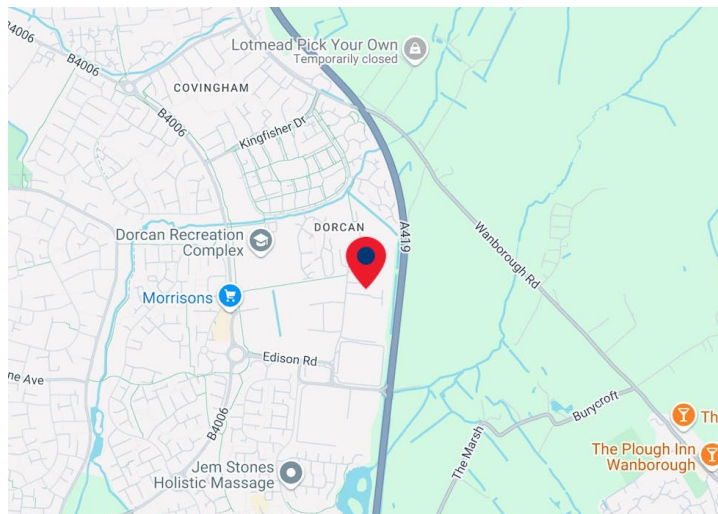
<https://what3words.com/gown.political.watchdogs>

Description

The property comprises a 3 acre site with substantial storage and parking yards. The site has a security fence and all the yards are hard surfaced.

The warehouse/industrial unit comprises a semi detached facility comprising a clear span metal frame clad facility with a minimum internal eaves height of approximately 6.5 meters. The facility is in need of refurbishment. Internally this has a two storey office admin and service block.

Access to the plot is gained via a private access road from Faraday Road.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/Industrial	22,121	2,055.11
Ground - Office/Admin	3,177	295.15
1st - Office/Admin	3,278	304.54
Total	28,576	2,654.80

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge (if applicable), building insurance and VAT. Please note, these will be paid in addition to the rent by the tenant.

Viewings

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



Paul Whitmarsh MRICS

07880 728181

paul@whitmarshlockhart.com



Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com

