

For Sale

Plot 4 Symmetry Park

Laines Way • South Marston • Swindon • SN3 4DB

Sainsbury's

St Margarets Retail Park

A419

Police Station

A420

Iceland

Swindon

Employment site 1.8 acres/
0.72 hectares

Prominent roadside location
fronting the A420

Symmetry Park forms a prestigious development which has recently attracted the new Amazon Distribution Centre along with the other main occupier Iceland.



Drive Times

| | |
|---------------------|-----------|
| A419 | 0.7 miles |
| Junction 15 M4 | 4.7 miles |
| Swindon Town Centre | 4 miles |
| M25 London | 80 miles |
| Bristol | 40 miles |



Location

Swindon holds a strategic location in Central Southern England adjoining the M4, 80 miles West of London and 40 miles East of Bristol.

The Park is well located and Plot 4 has a prominent roadside location. Located in East Swindon the Park has direct access to the A420 Oxford Road. The A419 dual carriageway is close by via the Oxford Road junction.

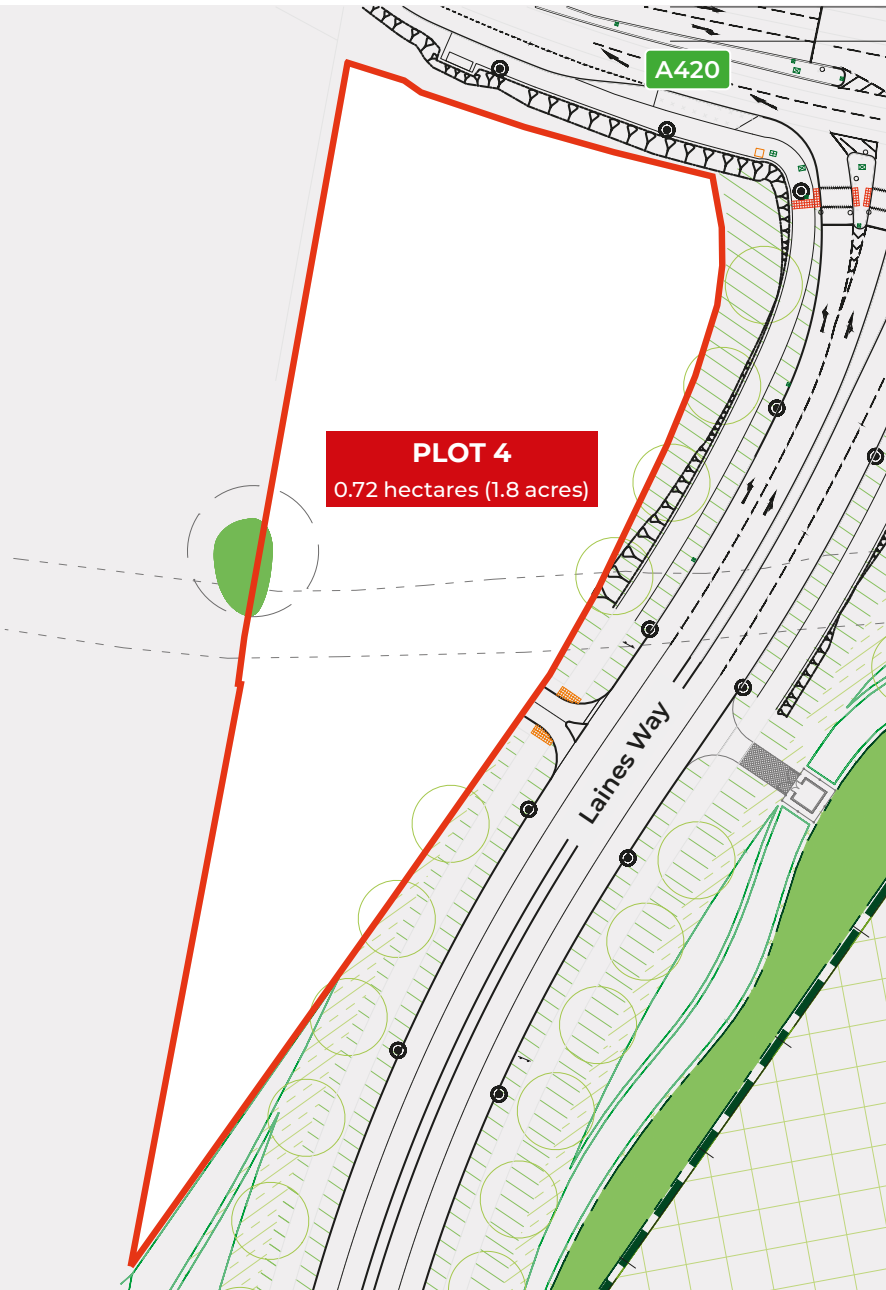
The A419 dual carriageway gives excellent access to Junction 15 of the M4 motorway 4.7 miles to the South.

Swindon Town Centre and the Intercity rail station is 4 miles away.

Plot 4 Symmetry Park

Laines Way • South Marston • Swindon • SN3 4DB

The roadside development land provides an opportunity for a range of employment and other roadside occupiers subject to planning permission.



The Site

The site forms a level area which is serviced from the Laines Way - the principal estate road.

Plot 4 holds a prominent location at the junction of the A420 and Laines Way at the entrance to Symmetry Park.

Site Area

0.72 hectares (1.8 acres).

Planning Permission

The site is currently zoned for "Employment Purposes" as part of the Symmetry Park Development. Consideration will be given subject to planning proposals for alternative roadside uses.

Further Info

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



Paul Whitmarsh MRICS

01793 544832

Mobile 07880 728181

paul@whitmarshlockhart.com

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WL. Hollister HD2508 03/2022

Site Information

Further information on the site is available from the agents.

Tenure

Freehold.

Quoting Terms

Please contact the agents for further information. Please note the land sale would be subject to VAT.

Legal Costs

Each party to bear their own costs.

Plot 4 Symmetry Park

Laines Way • South Marston • Swindon • SN3 4DB

The roadside development land provides an opportunity for a range of employment and other roadside occupiers subject to planning permission.