

the
Island

Detached Warehouse with Secure
Yard
To Let

Potential to split
28,000 - 66,000 Sq ft (2,601 - 6,131 Sq m)

Site Area - 4.33 acres



UNDERGOING COMPREHENSIVE REFURBISHMENT **AVAILABLE Q4 2025**

DORCAN INDUSTRIAL ESTATE · SWINDON · SN3 5HH

H HADLEIGH
PROPERTY GROUP

TO LET ·

Detached Warehouse with Secure Yard

28,000 - 66,000 Sq ft (2,601 - 6,131 Sq m)

LOCATION

The Island holds a prominent location on its own self-contained site, centrally positioned within the Estate. Other major occupiers include Royal Mail, Ti Electronics and Yuasa Batteries.

Swindon forms one of the key commercial locations in Southern England being strategically located along the M4 corridor.

The town has excellent road communications and is served by both Junctions 15 and 16 of the M4, which provides direct access to the M25 motorway and London to the east and to Bristol and South Wales to the west.

Dorcan Industrial Estate has direct access to the A419 dual carriageway, approximately 1 ½ miles from junction 15. The A417/419 truck roads links to junction 11A of the M5, providing excellent communications to the north.



DORCAN INDUSTRIAL ESTATE SWINDON · SN3 5HH



DESCRIPTION

The Island comprises a detached high specification refurbished warehouse with a large secure yard. The property is constructed with a portal frame and insulated metal cladding.

Internal eaves height approximately 5.5m.

Externally the property has a service yard and allocated parking areas.

Potential to split the site offering to two units with independent yards and access.

TO LET ·

Refurbished Warehouse/Industrial Accommodation

28,000 - 66,000 Sq ft (2,601 - 6,131 Sq m)

DORCAN INDUSTRIAL ESTATE
SWINDON · SN3 5HH

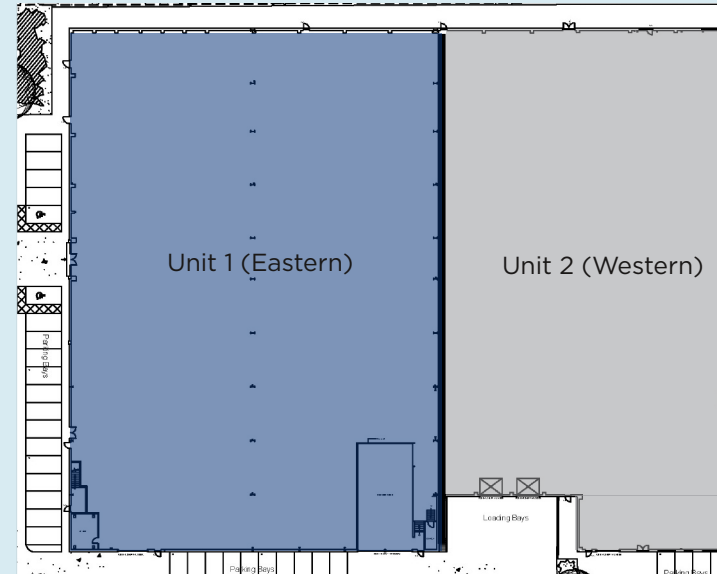
Accommodation Schedule

Unit 1 (Eastern) : 38,000 Sq ft (3,530 Sq m)

Unit 2 (Western) : 28,000 Sq ft (2,601 Sq m)

Total : **66,000 Sq ft (6,131 Sq m)**

Site Area : **4.33 Acres**



Secure self-contained site with large loading yard



Prominently located at the front of the estate within 1 minute of A419 and 5 minutes from M4



6 access doors with 2 level access doors and 4 dock level loading doors



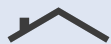
Low site coverage at 35%



Parking for over 100 cars



Steel portal frame unit with mix and of clad and block elevations



New Kingspan roof and cladding



New LED lighting throughout



Substantial 650 KVA power supply



TO LET

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further information

EPC

Energy performance certificates will be provided on completion of the refurbishment works.

Terms

The properties are available to let on a new full repairing and insuring lease.

Quoting Terms

Please contact the agents.

Money Laundering

A tenant will be required to provide information necessary to comply with the Anti-Money Laundering Legislation.

Business Rates

New business rates assessments will be provided on the units once refurbishment works have been completed.

Legal Costs

Each party will bear their own.

Contact & Viewings



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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 HD2604 04/24

On the instruction of

