

# TO LET – Industrial Units

Units 7 & 8 Callenders Industrial Estate, Paddington Drive, Swindon SN5 7YW



- 5.5m Eaves height (increasing to 7m at apex)
- 3 Phase electrical supply
- x2 Loading doors
- Male and female WCs
- LED lighting
- External loading area with 19 parking spaces
- 1st Floor office space with perimeter trunking
- Option to split units

Size:  
2,562 sq ft – 5,135 sq ft

Quoting Rent:  
£26,000 – £52,000 per annum

## LOCATION

Callenders Industrial Estate is a self-contained estate of 9 units located within a mixed-use area in West Swindon with access directly off Paddington Drive, a short distance from Meads Roundabout and The Great Western Way.



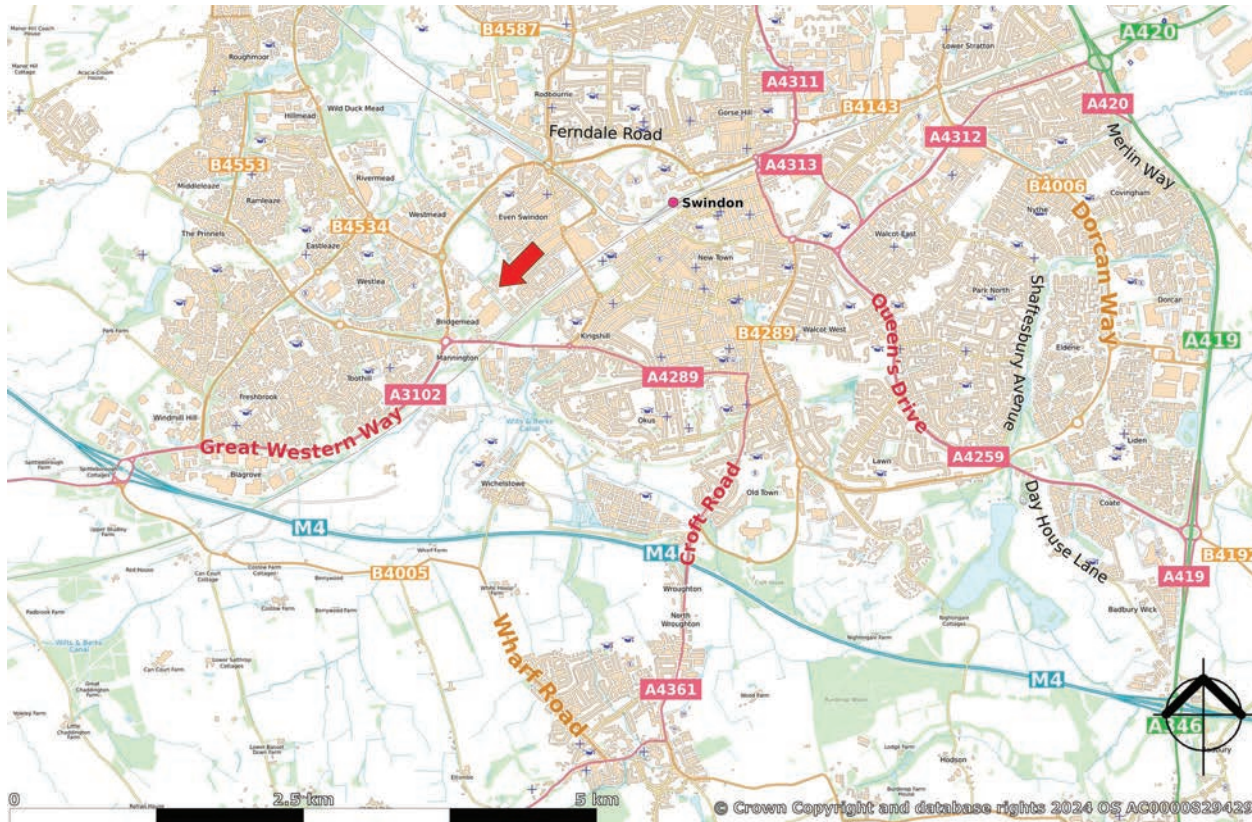
Callenders Industrial Estate boasts good road infrastructure being situated 2.8 miles from the M4 and 4.6 miles from the A19.



Swindon Train Station is 1.6 miles away and offers services on the Great Western Main Line.



Bristol Airport is the closest airport being 46.8 miles away followed by Heathrow Airport being 73 miles away.



## DESCRIPTION

The industrial unit is a steel frame construction with brick and blockwork elevations, under a double skinned insulated roof. This modern property benefits from 5.5m eaves heights, x2 loading doors, front and rear yard space to accommodate up to 19 parking spaces, x2 pedestrian entrances, office accommodation with perimeter trunking, reception, males and female WCs, 3-phase electricity supply and LED lighting. The landlord is intending to redecorate and refurbish the property to a good standard which includes new LED lighting and new carpets to the office space.

## ACCOMMODATION

We have measured the property on gross internal basis and calculated the following areas:

Area	SQM	SQFT
Unit 7	238	2,562
Unit 8	239	2,573
Total	477	5,135

## QUOTING RENT

Unit 7 £26,000 per annum  
Unit 8 £26,000 per annum

## SERVICE CHARGE

Unit 7 £1,600 per annum  
Unit 8 £1,600 per annum

## VAT

The property is elected for VAT.

## RATEABLE VALUE

Interest parties are advised to confirm this with the local authority.

## PLANNING

Use class E, B2 and B8.

## ENERGY PERFORMANCE CERTIFICATE

B.

## TENURE

New lease available direct from the landlord.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

## VIEWING

Strictly through the sole selling agents.





To arrange a viewing please contact:



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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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6. Date of Publication: September 2024

