

TO LET - Industrial Units

Unit 6 Callenders Industrial Estate, Paddington Drive, Swindon SN5 7YW





- Electric Loading Door
- 5.25m Eaves Height
- 3 phase electrical supply
- WCs

- LED lighting
- 11 parking spaces
- 1st Floor Office Space with perimeter trunking/suspended ceilings

Size:
5,055 Sq ft (GIA)

Quoting Rent:
£50,000 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.



Additionally, it benefits from Swindon Train Station 1.6 miles away which is 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 with 10% roof lights. This modern property benefits from 5.25m eaves heights, x1 electric loading door, front yard space, x2 pedestrian entrances, office accommodation with perimeter trunking, suspended ceilings, electric convection heaters, double glazed aluminium framed windows, WCs, 3-phase electricity power and LED lighting.

ACCOMMODATION

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

Area	SQM	SQFT
Ground floor:	413.5	4,450
First:	56.2	605
Total:	469.7	5,055

QUOTING RENT

£50,000 per annum.

SERVICE CHARGE

£3,110 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 B2 & E.

ENERGY PERFORMANCE CERTIFICATE

C (67).

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:



Zak Los

zak.los@g-s.co.uk

07810 447 572



Keith Watters

Keith.Watters@g-s.co.uk

07714 846 629

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: June 2025