

Currently Under Construction

ICON
ONE HUNDRED



Computer generated image

TO LET

Prestigious High Bay Warehouse Facility

9,325 – 10,168 sq m (100,373 – 109,443 sq ft)

ICON 100

Latham Road · Gateway North
Swindon · SN25 4DL



ICON 100 offers a new high bay detached warehouse facility well specified for the modern warehouse operator.

The property holds a prestigious and prominent “gateway” location site on Swindon’s principal Northern access route.

At ground, first and second floor reception/offices and staff facilities can be constructed to suit occupiers needs.

The unit benefits from dock and surface loading facilities with large self contained service and parking yard areas.

ACCOMMODATION

Area	Sq ft	Sq m
Warehouse	100,373	9,324.93
*Ground Floor Reception / Offices		
*First Floor Offices / Welfare	4,535	421.5
*Second Floor Offices / Welfare	4,535	421.5
Total	109,443	10,167.93

Indicative gross internal areas taken from plan.

*Ground, first and second floors to be constructed to suit occupiers requirements.

ICON 100 Latham Road · Groundwell · Swindon · Wiltshire SN25 4DL

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SPECIFICATION



2 Euro dock level, 6 dock level & 2 surface level loading doors



Clear internal eaves height 12.2m



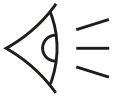
Option for fitted offices and welfare to suit occupier's needs



75 car parking spaces
Excellent parking and service yard areas



67 metre secure yard



Prominent location



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LOCATION

Icon 100 holds a prominent position on a gateway location in North Swindon. The facility allows excellent access to the A419 and Junction 15 of the M4 motorway.

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Gateway North
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Drive Times

	Miles	Mins
A419	0.25	2
Junction 15 M4	8	15
Junction 11a M5	27	31
Swindon Town Centre	4	11
M25 London	71	85
Bristol	43	58



LEASE

A new full repairing and insuring lease is available.

RENT

Details of the quoting rent is available from the agents.

RATEABLE VALUE

To be assessed on completion of the development.

EPC

To be assessed on completion of the development.

FURTHER INFO

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



Paul Whitmarsh MRICS

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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 HD2496 02/2022

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