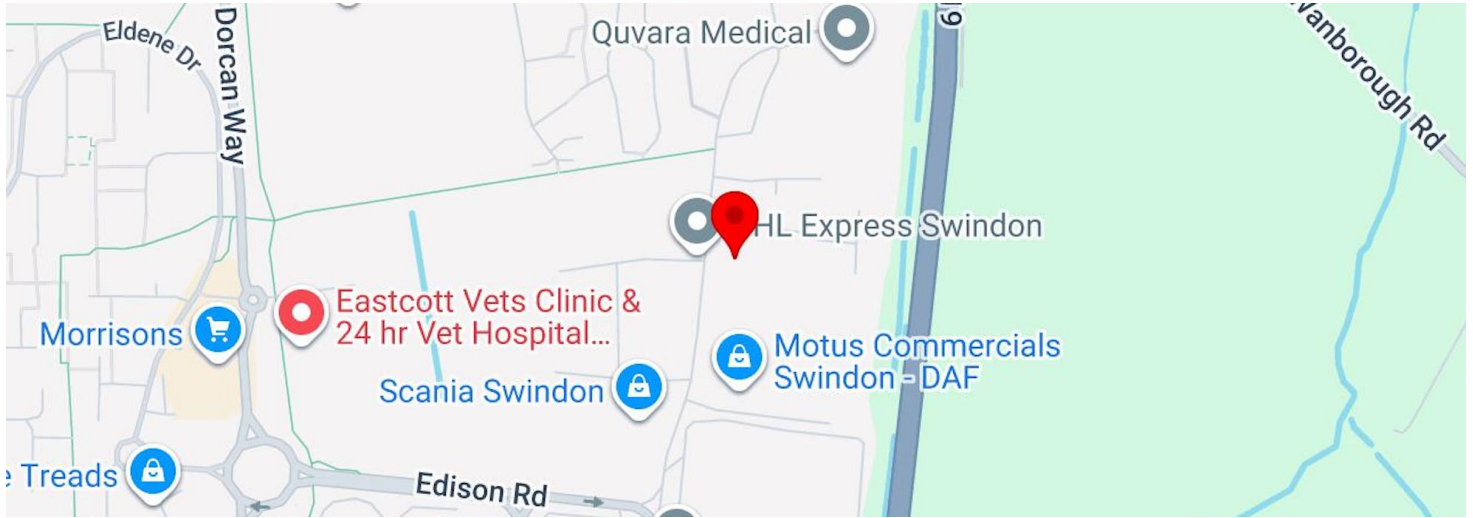




Former TD Williamson, Faraday Road, Dorcan, Swindon, SN3 5HF

INDUSTRIAL / WAREHOUSE - LONG LEASEHOLD FOR SALE

- Excellent access to A419 & J.15 of the M4
- Gantry Cranes
- Additional expansion land
- Suitable for a variety of engineering & industrial uses
- Two Storey Offices
- Separate Car Park



Summary

Available Size	27,510 sq ft / 2,555.76 sq m
Price	Price on application
Rates Payable	£2.38 per sq ft
Service Charge	N/A
EPC	D (4.0404690884847E+19)

Description

The Property was constructed in the 1970s, of steel portal frame construction under a pitched roof. The roof has since been overclad and encapsulated within the last 5 to 10 years. Internally, the industrial accommodation comprises a two-bay warehouse, with a width of approximately 15m to supporting pillars and a valley gutter lining the midspan. Each bay of the warehouse is a differing height to the other, with the lower of the bays having a minimum eaves height of 6m and the higher of the bays having a minimum eaves height of 7.8m.

In each bay a gantry crane has been installed. Providing a clear height to the underside of the runners totalling 3.8m in the lower bay and 5.0m in the higher bay, the cranes have a loading capacity of 5.0 tonnes and 10.0 tonnes each. With the larger crane being fitted in the larger warehouse bay. The warehouse has LED lighting and 3 phase power.

Loading access is via 2 roller doors on the northern elevation onto a forecourt and one on the southern elevation.

The office building is comprised across two floors. The ground floor has benefitted from a refurbishment within the last few years. The floors are similar in specification with suspended ceilings, inset lighting, air conditioning, perimeter trunking and a surface mounted hot water radiator system fed by a gas boiler.

Externally, the property benefits from a separate car park, with access onto Faraday Road.

There is an additional plot of land to the rear which is currently unused but extends to c.1 acre.

Location

The Property forms part of the Dorcan Industrial Estate and is situated adjacent to Faraday Road. Dorcan Industrial Estate is host to a number of industrial & manufacturing occupiers, such as, Raven Roofing Supplies, Magnaflux, as well as DHL & The Royal Mail.

The M4 motorway, which connects London with South Wales, is located approximately 2.1 miles to the south of the Property. By road, the Property is located approximately 39 miles west of Reading, 45 miles east of Bristol, 62 miles north of Southampton, 90 miles south of Birmingham and 80 miles west of London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	20,310	1,886.86	Available
Ancillary - Link Building	343	31.87	Available
Ground - Office	3,417	317.45	Available
1st - Office	3,440	319.59	Available
Total	27,510	2,555.77	

Viewings

For further information or to arrange an inspection, please contact the agents.

Terms

The property is available by way of a long leasehold which expires in 2072. The current ground rent is £46,556pax.







