



## **1.13 acres (0.46 hectares)**

### **Property Highlights**

- Prominent site in Central Swindon
- 0.8 miles from Swindon Railway Station
- 1 mile from New College Swindon (North Star Campus)
- 3.7 miles from Jn 16 of the M4
- New lease available

For more information, please contact:

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**Location**

The site is located off Iffley Road, accessed from the B4006. Junction 16 of the M4 is 3.7 miles (6km) to the south west of the site. The Blunsdon Bypass (A419) is 3.5 miles (5.6km) to the east of the site and provides the main link north to Cirencester and south to Junction 15 of the M4.

The land is located at the end of Iffley Road, a residential street very close to New College Swindon North Star Campus. The site is also within very close proximity to several of Swindon's established industrial / commercial locations including Cheney Manor Industrial Estate and Hawksworth Trading Estate.

The site benefits from nearby public transport links, Swindon Rail Station is 0.8 miles (1.3km) away.

**Description**

The site extends to approximately 1.13 acres (0.46 ha). The premises comprises a generally level site with palisade fencing to the perimeter. There is a gas substation to the corner of the site and as a result the access path is shared. The site is predominantly covered in low-level vegetation.

Reserved access will be required for asset maintenance (although infrequent). More detail can be provided on enquiry.

**Rent**

Upon application.

**VAT**

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

**Legal Costs**

Each party is to bear their own legal and surveyors costs incurred in any transaction.

**Anti-Money Laundering Regulations**

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

**Viewing**

Strictly by appointment with the Sole Agents, Cushman & Wakefield:

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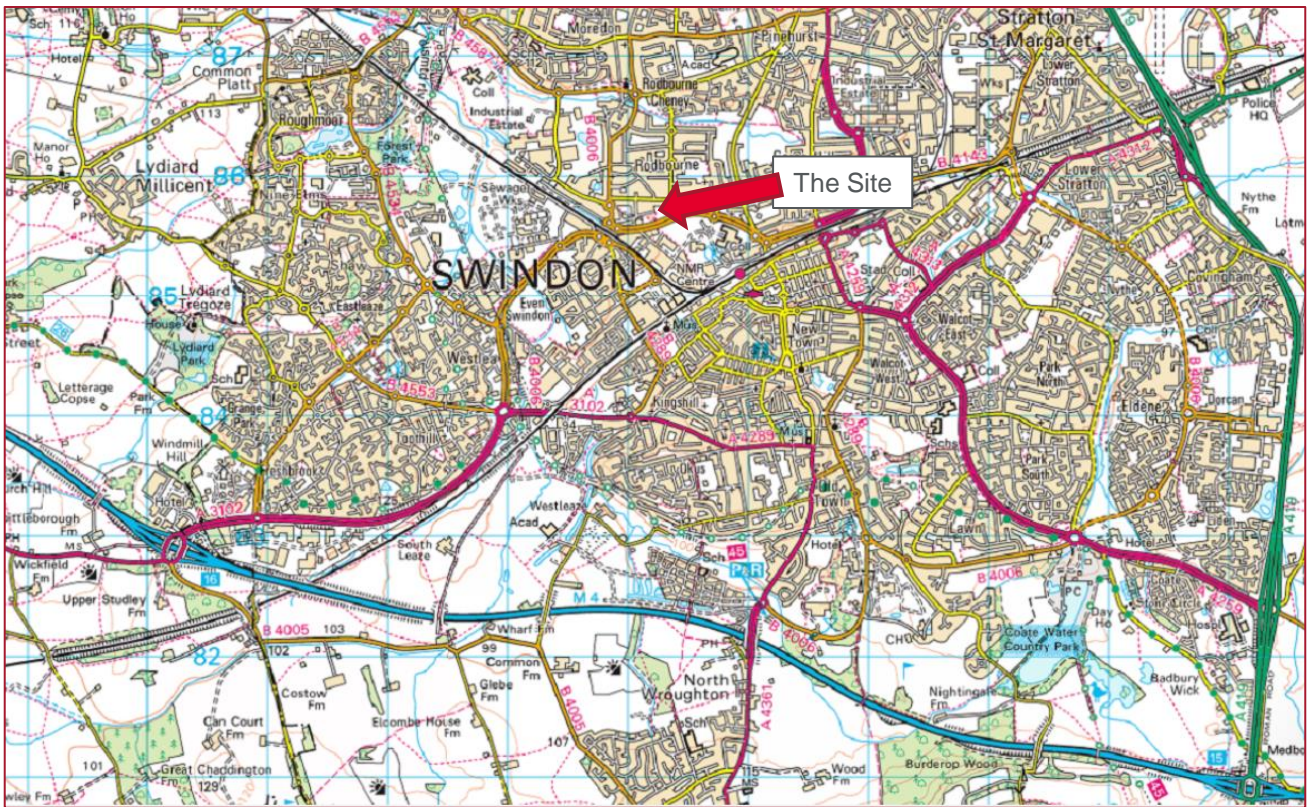
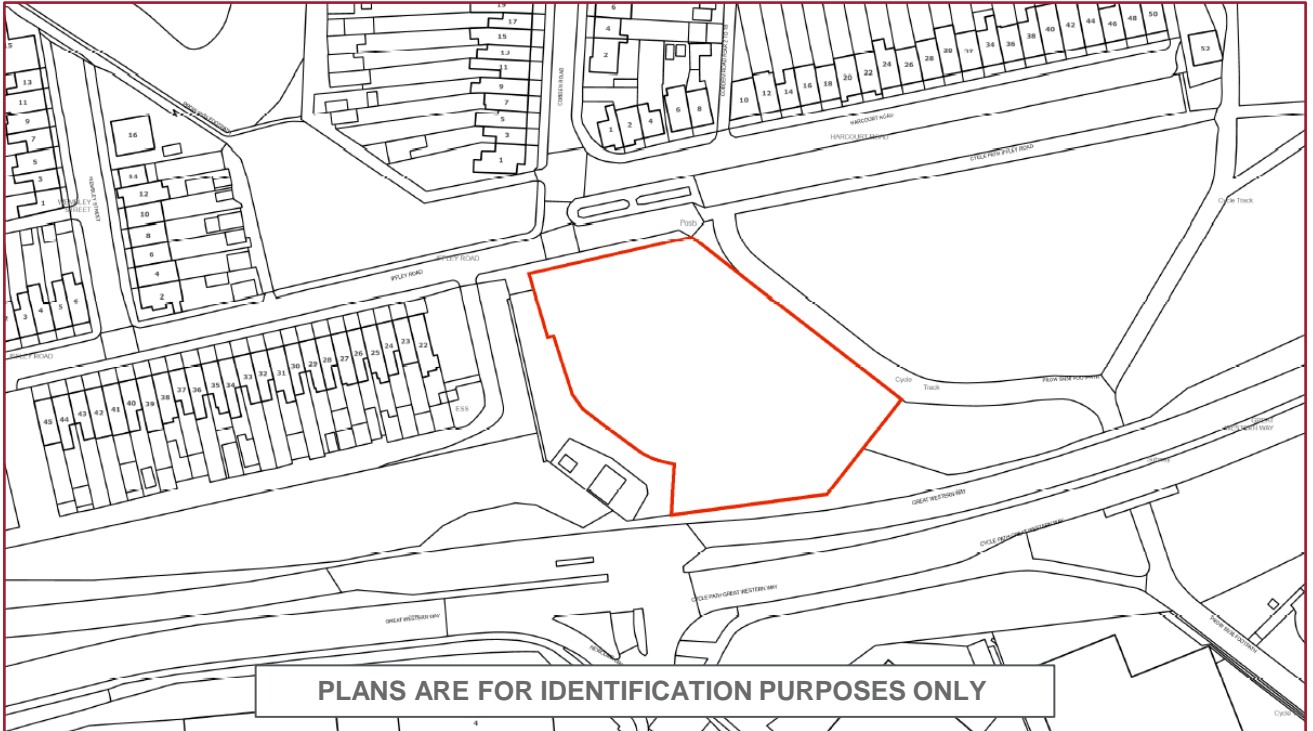
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**CUSHMAN & WAKEFIELD**

**TO LET**

# Land at Iffley Road Swindon, SN2 1DL



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