



**G7 & G8, Europa, Radway Road, Stratton St Margaret,
Swindon, SN3 4ND**

**REFURBISHED WAREHOUSE
UNIT ON SECURE MANAGED
BUSINESS ENVIRONMENT**

**20,022 sq ft
(1,860.10 sq m)**

- REFURBISHED WAREHOUSE UNIT
- COMPETITIVE RENTS
- MINIMUM INTERNAL EAVES HEIGHT G7 6.63M & G8 4.5M
- MANAGED ENVIRONMENT
- 24 HOUR SECURITY GUARDING
- CCTV SECURITY CAMERAS
- FLEXIBLE LEASE TERMS



Summary

Available Size	20,022 sq ft / 1,860.10 sq m
Rent	£5.25 per sq ft
Business Rates	Please contact the Agents for further information
Service Charge	Please contact the Agents for further information
EPC	A (19)

Location

Europa Park is established as one of Swindon's key distribution and manufacturing factory locations. The Estate is well located for the A419 dual carriageway and Junction 15 of the M4.

///what3words

<https://what3words.com/thighs.downfield.singles>

Description

Europa Park forms a managed secure logistics environment. Occupiers benefit from 24 hour on site security guarding and CCTV cameras. The owners manage the estate and maintain the external building structures.

Unit G7 & G8 form an end terraced unit constructed of a clear span portal frame. The unit has undergone substantial refurbishment to include a new metal insulated clad roof. Minimum internal eaves height for G7 is 6.63m and G8 4.5m.

Internally the unit has an electric roller shutter vehicle door.

Externally there is an allocated parking and service forecourt.

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

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



Paul Whitmarsh MRICS

01793 544832 | 07880 728181
paul@whitmarshlockhart.com



Chris Brooks MRICS

01793 544834 | 07733 114566
chris@whitmarshlockhart.com

Mr Rob Cleeves (Savills)

0117 910 2227 | 07970 494371
rcleeves@savills.com

