

FRASER CENTRE

FARADAY ROAD
SWINDON SN3 5HS



FOR SALE / TO LET **IMMEDIATELY AVAILABLE**
4,571 - 18,284 SQFT

COMBINATION OF NEW BUILD TERRACE AND DETACHED UNITS
ABILITY TO HAVE SECURE YARDS WITH UNITS 1, 6 & 7
PV PANELS & EV CHARGING THROUGHOUT

DESCRIPTION

The Fraser Centre is a new development providing 7 new trade/ industrial units. The scheme is a flexible mix of 3 detached units and a terrace of 4 units. Combinations are possible.

The site benefits from great circulation space. Three of the units have the ability to have their own secure yard. The units have a good minimum eaves height of 7m. There is a solid first floor that could be used for storage or office, making the unit very versatile.

LOCATION

Swindon is strategically located between Junctions 15 and 16 of the M4 motorway. London is 80 miles to the east along with Reading at 39 miles, Oxford only 32 miles and Bristol 45 miles to the west. There is a mainline railway station from the town centre with a train to London Paddington taking approximately 1 hour. The property is located approximately 4 miles east of the town centre and approximately 3 miles from Junction 15 of the M4 motorway on Dorcan Industrial Estate with direct access to the A419 dual carriageway.

- Located within an established industrial destination.
- Access provided via Faraday Road, which connects directly to the A419 within 4 minutes.
- The A419 provides access to Junction 15 of the M4 Motorway to the South and South Marston Industrial Estate to the North, with Cirencester and Cheltenham/Gloucester beyond.

TRAVEL TIMES

Location	Distance miles (km)	
Swindon Town Centre	4.4 miles	(7 km)
A419	0.6 miles	(1 km)
Junction 15 of the M4 Motorway	3 miles	(4.8 km)
Bristol	45.4 miles	(73.1 km)
Reading	39.3 miles	(63.2 km)
London	80 miles	(129 km)



Unit 7

SPECIFICATION HIGHLIGHTS



7m eaves height



PV panels



Electric ground level loading doors



Versatile first floor accommodation with concrete floor



30 kn/m² floor loading



Generous parking provision



Up to 36m yard depth



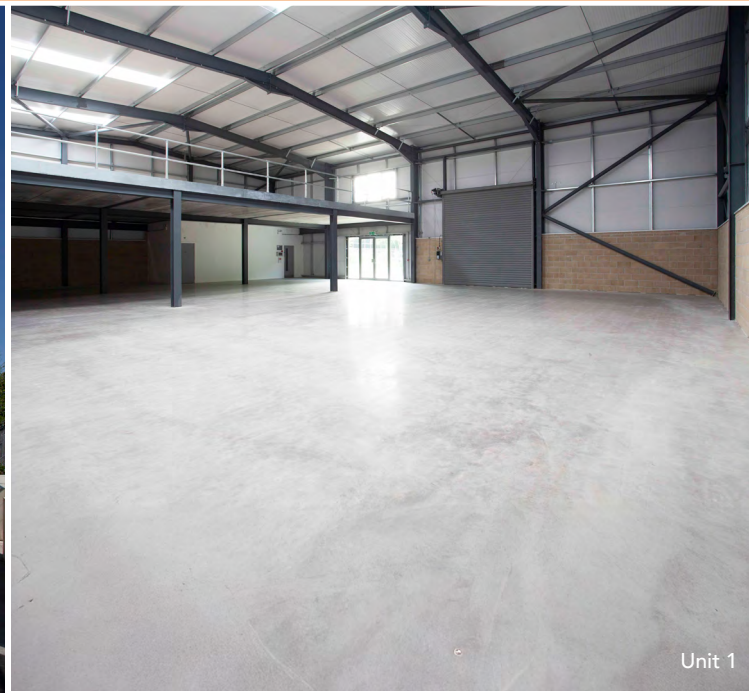
Potential for secure yards with detached units 1, 6 & 7



ACCOMMODATION

Measurements taken from architects current drawings and final built sizes could differ.

Unit	Ground Floor Warehouse		First Floor		Total	
	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft
1	411.4	4,428	210.3	2,264	621.7	6,692
2	281.2	3,027	143.4	1,544	424.6	4,571
3	281.2	3,027	143.4	1,544	424.6	4,571
4	281.2	3,027	143.4	1,544	424.6	4,571
5	281.2	3,027	143.4	1,544	424.6	4,571
6	841.6	9,059	286.1	3,080	1,127.7	12,139
7	764.3	8,227	260.9	2,808	1,025.2	11,035



PLANNING

The property has planning consent for Class B2 (General Industrial) B8 (Storage & Distribution) and Class E (Commercial, Business and Service).

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

ANTI-MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, prospective tenants & purchasers will be required to provide any required information (financial / proof of identity) at the point Heads of Terms are agreed to satisfy the Anti-Money Laundering Act regulations.

EPC

Available upon request upon completion.

RATEABLE VALUE

The buildings will be assessed upon completion.

LEGAL COSTS

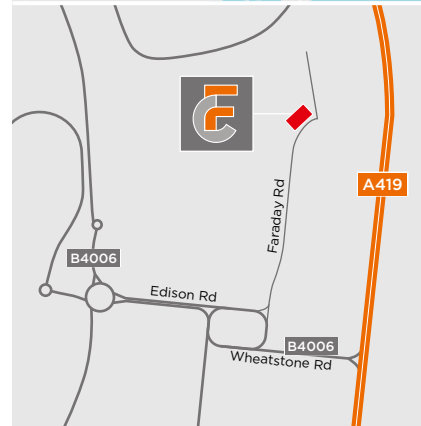
Each party to be responsible for their own legal costs, surveyors and other professional costs.

SERVICE CHARGE

A service charge for the maintenance and upkeep of the common parts will be payable with further information available upon request.

TENURE

The units are available either to purchase freehold or on a leasehold basis. Details of prices and rents are available upon request.



CONTACT

For further information please contact the retained joint sole agents:



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Fraser Centre, Faraday Road, Swindon, SN3 5HS

Unit Number	Size (sq ft)	Quoting Rent (per annum exclusive)	Guide Price	Status
Unit 1	6,692	£80,500	£1,675,000	Available
Unit 2	4,571	£55,000	£1,145,000	Available
Unit 3	4,571	£55,000	£1,145,000	Available
Unit 4	4,571	£55,000	£1,145,000	Available
Unit 5	4,571	£55,000	£1,145,000	Available
Unit 6	12,139	£146,000	£3,035,000	Available
Unit 7	11,035	£132,500	£2,760,000	Available

Quoting rents are subject to lease terms and status. The Landlord reserves the right to require a rent deposit or guarantor.

For further information or to arrange a viewing, please contact the Joint Sole Letting Agents:

