



Thornhill Industrial Estate, South Marston

Swindon, SN3 4TA

SUBSTANTIAL MANUFACTURING FACILITIES AND SITE

32,384 sq ft
(3,008.57 sq m)

- OF INTEREST TO OCCUPIERS, DEVELOPERS AND INVESTORS
- GROSS SITE AREA APPROX. 2 ACRES
- 2 DETACHED FACILITIES
- REFURBISHMENT AND INVESTMENT OPPORTUNITY
- CLOSE TO THE A420
- SUBSTANTIAL ELECTRICAL POWER

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Summary

Available Size	32,384 sq ft / 3,008.57 sq m
Price	£1,650,000 Plus VAT
Rateable Value	£121,000
Rates Payable	£66,066 per annum
EPC	Property graded as E-G (124 - 195)

Location

Swindon is strategically located on the M4, approximately 80 miles west of London and 40 miles east of Bristol. The town is served by two motorway junctions.

Thornhill Industrial Estate is well located in the eastern outskirts of Swindon, approximately 0.5 miles from the A420. Junction 15 of the M4 is approximately 5 miles to the south. The estate forms part of the larger employment area and is in close proximity of the new warehousing developments at Keypoint and Symmetry Park. Access is gained from the A420 via the Sainsbury's roundabout.

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<https://w3w.co/obvious.cemented.narrating>

Description

The property offers a potential refurbishment or redevelopment opportunity and will be of interest to owner occupiers, investors or developers.

The site comprises two former manufacturing facilities. The larger facility forms a modern metal clad building with a central raised area. Maximum eaves is 6.2m and 16m in the raised area.

Internally, this unit has a fitted office area. Access is via three commercial vehicle doors. The second manufacturing building is constructed of a concrete frame and is fitted with a part two storey and part single storey offices, admin and laboratory area. The principal manufacturing area is a clear span portal frame with a maximum eaves height of 8.5m. This area is accessed via a commercial vehicle door.

Outside there is a shared entrance road together with parking and service yard areas. The site area is approximately 2 acres. The site benefits from its own substation with a substantial electrical power connection available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Principal Facility	19,144	1,778.54
Ground - Principal Offices	1,021	94.85
1st - Principal Offices	1,021	94.85
Ground - Laboratories	8,327	773.60
1st - Laboratories Offices	2,871	266.72
Total	32,384	3,008.56

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Viewings

Viewings are strictly by appointment through the agent.



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