

RADWAY POINT

| RADWAY ROAD | SWINDON | WILTSHIRE | SN3 4AD |

An new quality distribution warehouse / production facility – 100,000sqft (9,290 sqm)



LOCATION

Swindon is situated between London and Bristol at the heart of the M4 corridor. Radway Road is just 5 miles north of junction 15 of the M4 and accessed off the A419 dual carriageway.

Established as one of Swindon's key distribution locations, Radway Road lies adjacent to the Europa Industrial Estate on the eastern edge of the town.

The local area is home to many major occupiers such as B&Q, Aldi, SDC, Amazon, Oak Furniture Land, M&S, Nissan and Mini.

Honda's UK manufacturing plant is less than a mile distant and this premier B8 location is also home to many of Honda's major suppliers.

PLANNING

Detailed planning consent obtained for B1(a) B2 and B8.

TENURE

The property will be available as a whole on a new full repairing and insuring lease on terms to be agreed. Freehold may be available.

ACCOMMODATION

Warehouse	93,550 sq ft	8,690 sqm
Two storey offices	6,450 sq ft	600 sqm
Total	100,000 sq ft	9,290 sqm
Car parking spaces	103 spaces	
Lorry spaces	12 spaces	
Site area	5.4 acres	2.19 Ha



DESCRIPTION

- 7 dock level doors
- 2 level access doors
- 12.5m eaves
- 50kN/sqm floor loading
- 103 car parking spaces
- 12 trailer spaces
- Gated and secure yard
- 50m yard depth with
- 25m turning circle area
- High quality landscaped environment
- Two storey offices

BUSINESS RATES

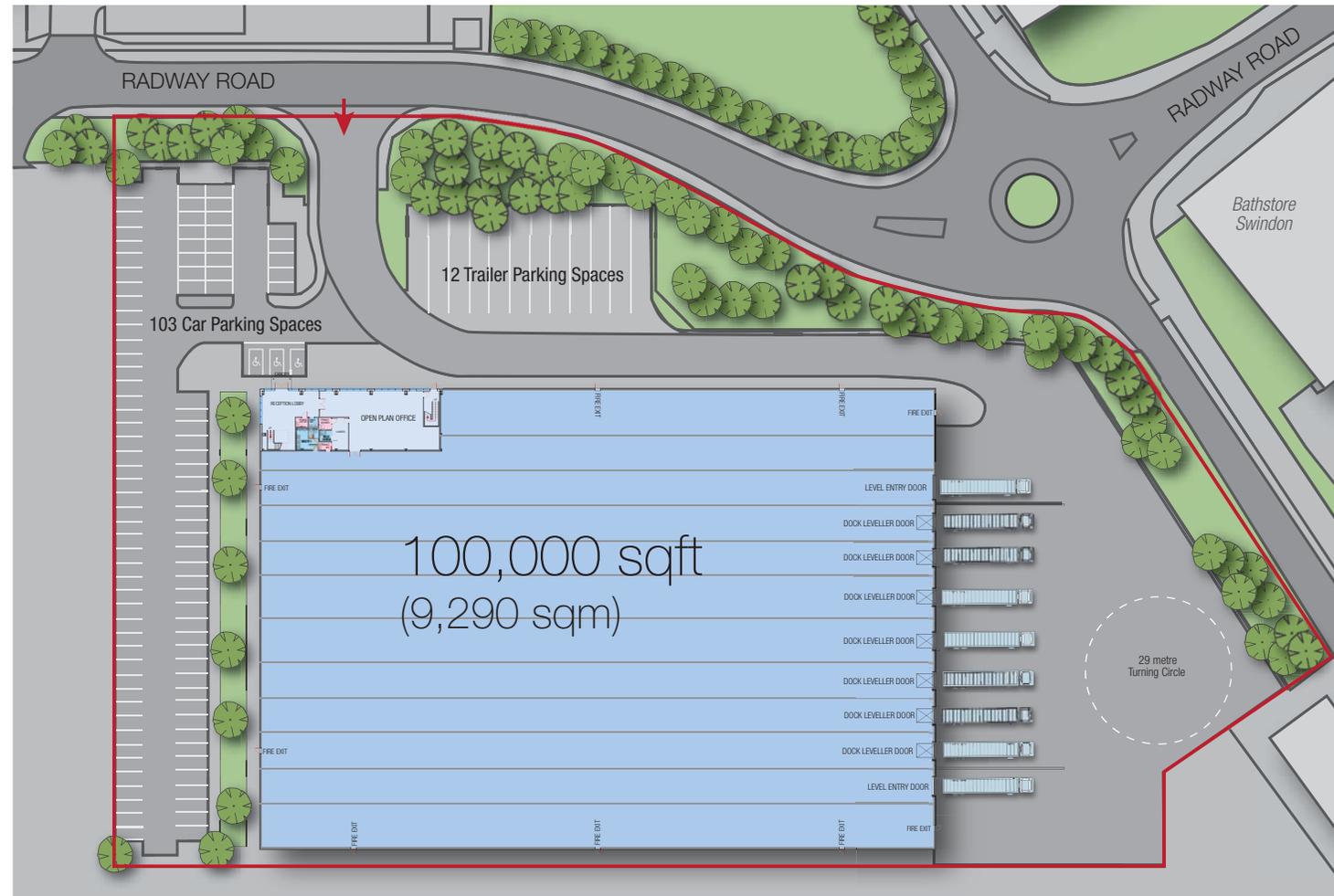
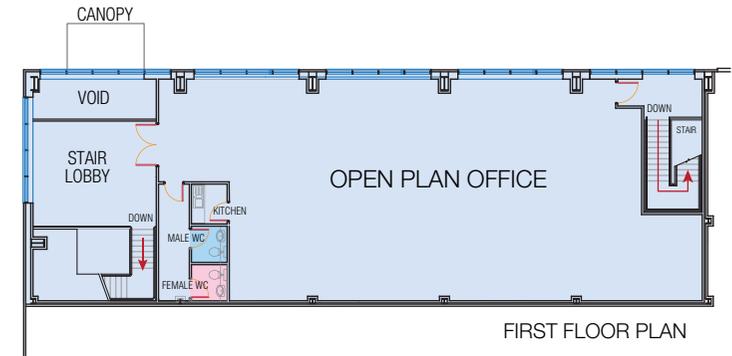
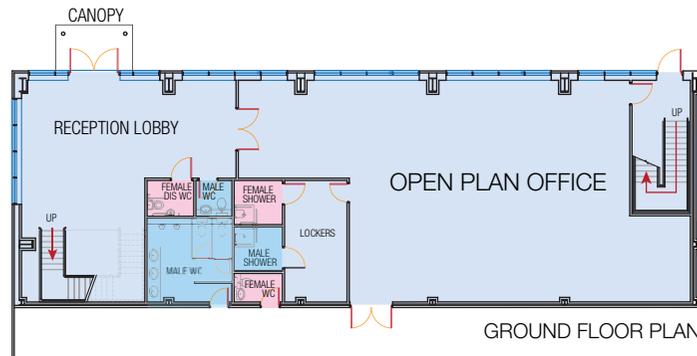
The rateable value will be reassessed following completion of the refurbishment.

RENT

Upon application.

EPC

A new EPC will be commissioned on completion of the refurbishment.





DISTANCES

London	81 miles
Junction 15 M4	5 miles
London Heathrow	64 miles
Junction 16 M4	9 miles
London Gatwick	104 miles
Junction 4 M4	64 miles
Bristol	39 miles
Junction 15 M25	64 miles
Birmingham	76 miles
Junction 9 M40	36 miles
Oxford	29 miles
Junction 11a M5	32 miles
Gloucester	34 miles

Source: AA Route planner

FOR MORE INFORMATION
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