

UNIT 17 CLEARWATER BUSINESS PARK, FRANKLAND ROAD, BLAGROVE, SWINDON SN5 8YZ



**MODERN WAREHOUSE/STORAGE FACILITY WITH CONSENT FOR A D2
(LEISURE) USE**

1,492 M² (16,055 FT²)

ATTRACTIVE RENTAL TERMS

FLEXIBLE LEASE AGREEMENT

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Chartered Surveyors, Commercial Property Valuers and Agents, Building Surveyors, Business Rating Consultants and Property Managers to both Industry and Commerce.

Location

Swindon is strategically located along the M4 corridor with excellent access to both Junctions 15 and 16 of the M4. London is approximately 80 miles to the east and Bristol 40 miles to the west.

Clearwater Business Park forms part of the Blagrove Industrial Estate and is well located approximately 0.5 miles from Junction 16 of the M4. Access to the estate is via the Great Western Way dual carriageway. .

Description

Unit 17 comprises a mid-terraced warehouse/storage unit which has previously been occupied by a children's indoor adventure soft play centre.

Internally the unit benefits by a clear span storage/activities area, offices and viewing galleries are located at first floor level. A canteen and WC accommodation are available on the ground floor.

Additional parking is available by way of separate negotiation.

Accommodation

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice).

Ground Floor

Storage/leisure 1,492 m² (16,055 ft²)

Outside

Loading and parking facilities. Please note additional parking is available by separate negotiation.

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed.

Planning

Unit 17 has had a D2 (leisure) planning consent for a children's soft play area and crèche facilities. Interested parties are recommended to make their own planning enquiries with the local planning authority, Swindon Borough Council.

Rent

Please contact the agents for further information.

Business Rates

Please contact the agents for further information.

Energy Performance Certificate

An Energy Performance Certificate is available on request. The property has an energy performance assessment rating of D – 77.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Viewing and Further Information

Strictly by prior appointment through the joint agents:

Chris Brooks BSc (Hons)

Paul Whitmarsh MRICS

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Not to scale – for identification purposes only