

Prime Urban Warehousing &
Trade Counter Units
To Let Available Now

Swindon Trade Park,
Gipsy Lane,
Swindon, **SN2 8DH**

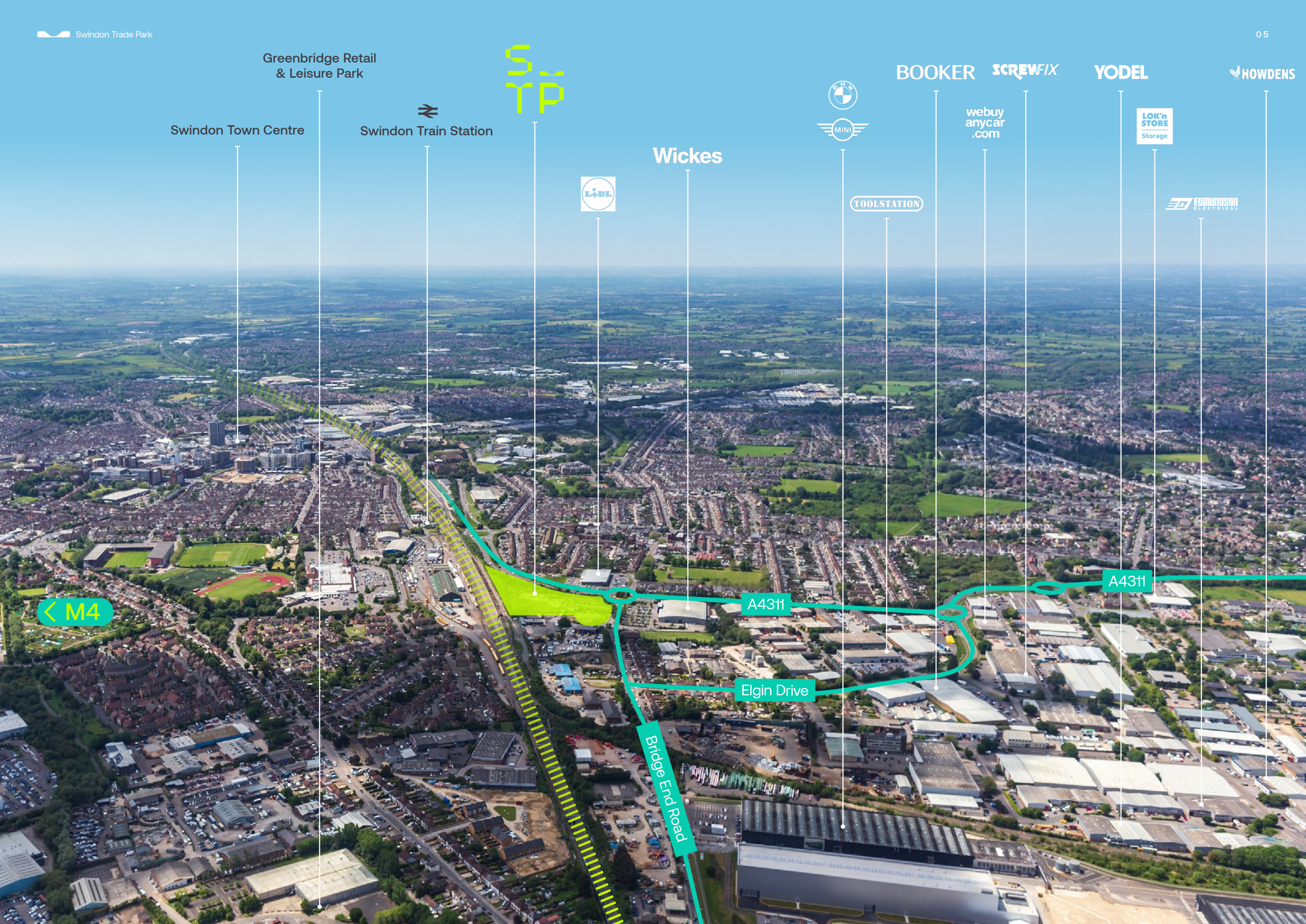
SWINDON TRADE PARK

Cubex.  FIERA
REAL ESTATE

FIRST TO CONNECT FIRST TO DELIVER

Swindon Trade Park is a new development providing five new trade and two new urban warehouse units to Swindon Town Centre. The opportunity to move to a new business location in the heart of the town with efficient connectivity across the South of England.





Greenbridge Retail
& Leisure Park

STP

Swindon Town Centre

Swindon Train Station

Wickes



TOOLSTATION

BOOKER

SCREWFIX

YODEL

HOWDENS

webuy
anycar
.com

LOK'n
STORE
Storage

EDMUNDSON
ELECTRICAL

M4

A431

A431

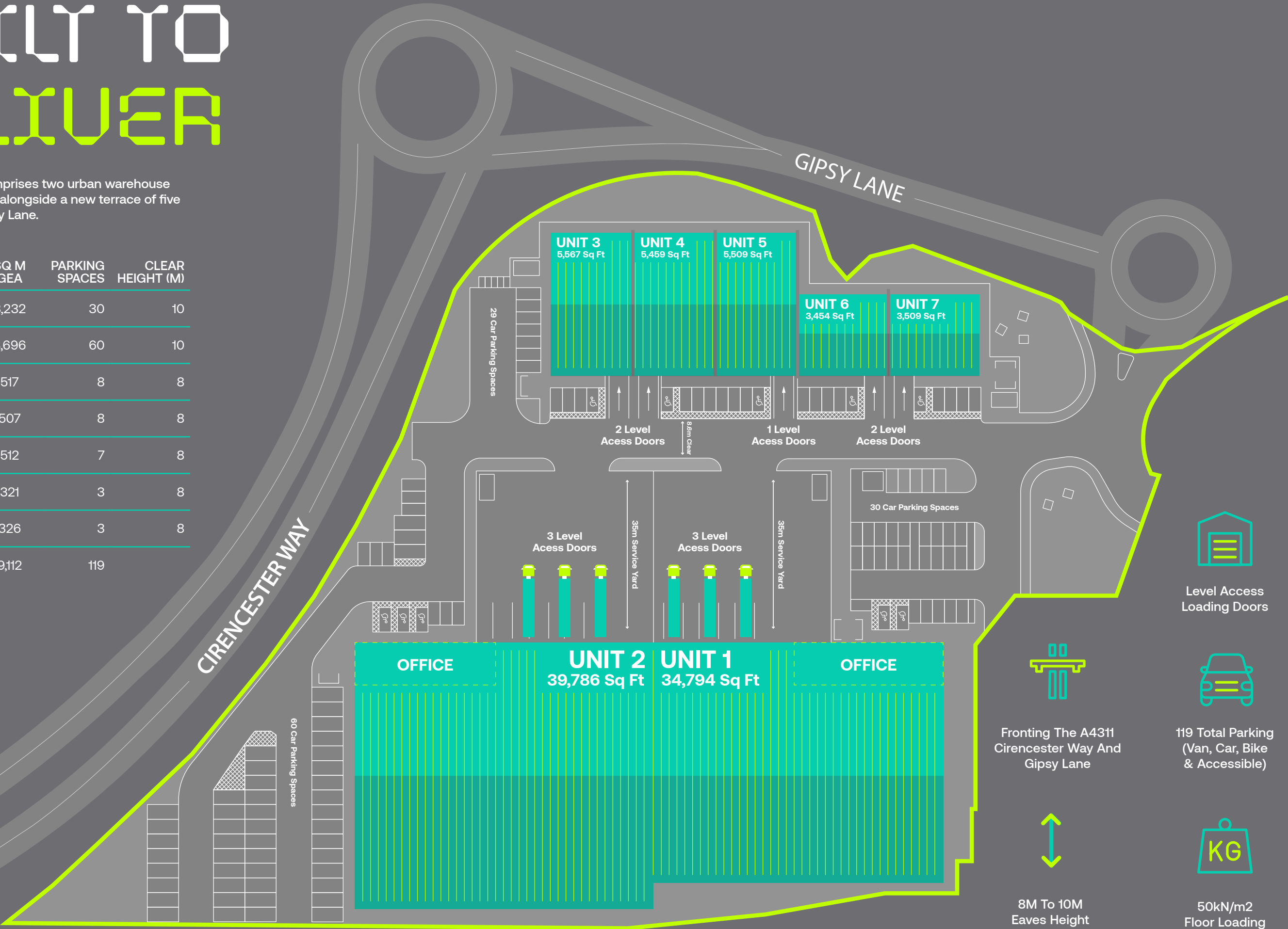
Elgin Drive

Bridge End Road

BUILT TO DELIVER

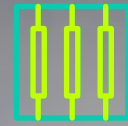
Swindon Trade Park comprises two urban warehouse units anchoring the site, alongside a new terrace of five trade units fronting Gipsy Lane.

UNIT	SQ FT GEA	SQ M GEA	PARKING SPACES	CLEAR HEIGHT (M)
1	34,794	3,232	30	10
2	39,786	3,696	60	10
3	5,567	517	8	8
4	5,459	507	8	8
5	5,509	512	7	8
6	3,454	321	3	8
7	3,509	326	3	8
TOTAL	98,078	9,112	119	





EPC
A



15% Roof
Lights



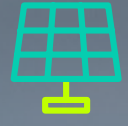
Target >10% BNG
Biodiversity Net Gain



BREEAM
Excellent



15no. / 20% EV
Charging Bays



15% Photovoltaic
Panels

FOR A
GREENER
FUTURE





PERFECTLY CONNECTED

Swindon is located at the junction of the A419 and the M4 motorway approximately 80 miles west of London, 40 miles east of Bristol and 29 miles south-west of Oxford.

Swindon Trade Park is prominently located in Central Swindon and fronts both Cirencester Way and Gipsy Lane.

The site is accessed via the A419 junction which is located 4 miles to the north of Junction 15 of the M4. Swindon Train Station is located 0.8 mile to the south-west, with services from Paddington to Bristol Temple Meads, Cheltenham Spa via Gloucester, Cardiff Central, and the rest of South Wales.



Swindon has a population of 233,400



15% of the UK's entire population within one hour's drive



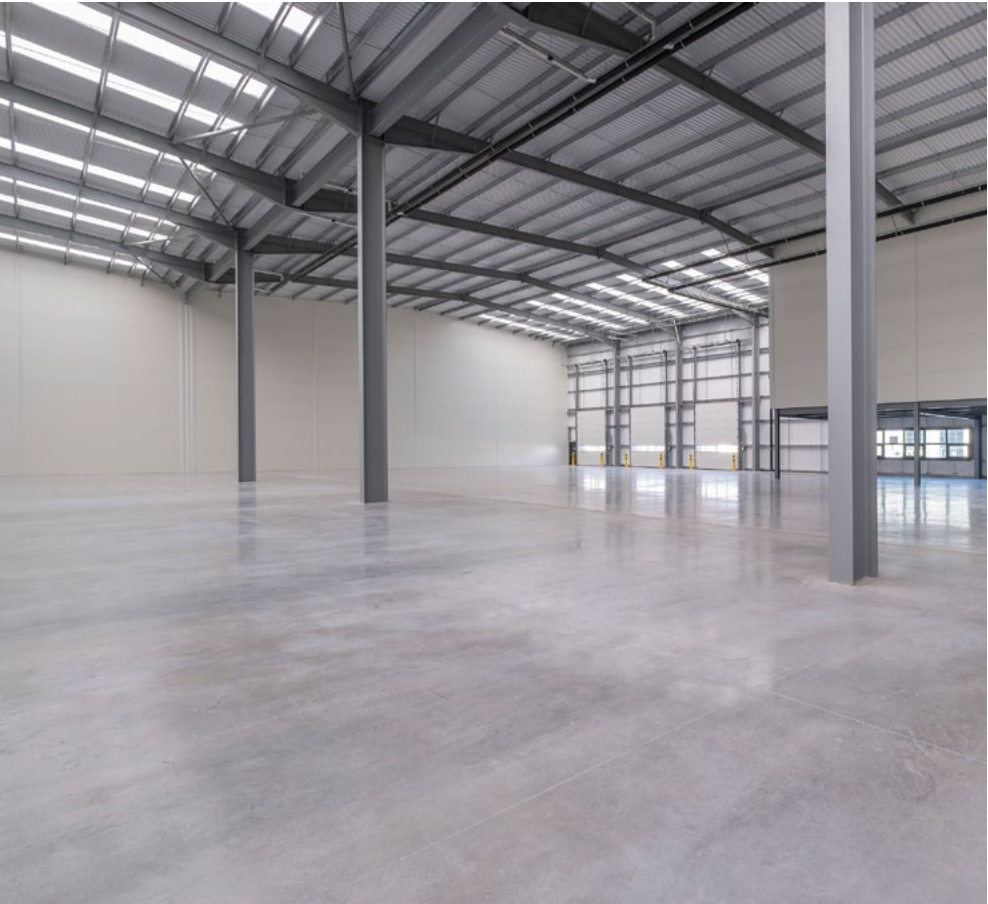
0.8 miles to Swindon Train Station



0.3 miles to nearest bus stop (Gorse Hill South)





20,000 vehicles (daily average traffic count) passing site





LOCATION

	SWINDON TOWN	M4 J16	M4 J15	OXFORD CITY	READING TOWN	BRISTOL CITY	HEATHROW AIRPORT	CENTRAL LONDON
	5 Mins	10 Mins	10 Mins	40 Mins	45 Mins	45 Mins	1 Hour	1 Hr 30 Mins
	1.5 Miles	4 Miles	4.5 Miles	29 Miles	40 Miles	40 Miles	64 Miles	80 Miles

FURTHER INFORMATION

Further information, plans, specification, and detailed terms are available on request through the agents.

PLANNING

Consent granted for E (g) (i), (ii) & (iii), B2 & B8 uses.

TERMS

All units are available on a new FRI leases.

BUSINESS RATES

To be assessed.



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