

**WHITE DRUCE  
& BROWN**

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

**PRELIMINARY DETAILS  
New To The Market!**

**UNITS 1 - 4 HAWKSWORTH INDUSTRIAL ESTATE,  
NEWCOMBE DRIVE, SWINDON,  
WILTSHIRE SN2 1DZ**

**66,700 SQ.FT. (6,198.89 m<sup>2</sup>) - B2/B8 AND ANCILLARY B1**

**TO LET OR MAY CONSIDER SALE**



**Prominent Headquarter Building In Good Strategic Location**

**Approx. 3 Miles From Junction 16 of M4**

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

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THESE DETAILS ARE BELIEVED TO BE ACCURATE BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

## LOCATION

Hawksworth Industrial Estate is a well-established uncluttered location, well placed for Swindon Overground Railway Station (800 m approx.) and immediately served by The Great Western Way (B4289) being approximately 3 miles from junction 16 of the M4. Swindon is midway between Bristol, 35 miles approx. to the West and Reading, 35 miles approx. to the East and approximately 70 miles to London.

The area is popular with significant industrial, showroom and retail users due to its excellent transport communications, accessibility and prominence. The immediate vicinity is due to benefit from the significant extension to the neighbouring Oasis Leisure Centre with plans for an indoor ski centre, music/exhibition arena, cinema, hotel and associated restaurant facilities.

## PROPERTY

This is a headquarter building comprising 66,700 sq.ft. (gross internal) of 1970's built B1/B2 and B8 industrial property of steel portal frame construction with a combination of external brick and profile steel cladding with a two storey brick built ancillary office block and attractive double height reception on a prominent corner plot comprising 3.3 acres approx. with good forecourt car parking.

The property is currently laid out as four intercommunicating main sections each with good skylighting and offering eaves height of up to 7 metres approx. to perimeter and 9 metres at apex, each served by their own roller shutter.

## RENT

Offers in the order of £325,000 p.a.x. on a new lease for a term to be agreed.

## PRICE

Offers in the order of £2.5 million.

## EPC

Available on request.

## ALL ENQUIRIES

Jonathan Green, White Druce & Brown, 020 7467 5997/0777 8803 090.  
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