

Industrial

# UNIT 1 | GROUNDWELL INDUSTRIAL ESTATE

Compton Road, Swindon, SN25 5AW

## UNIT 1 | 20,152 SQ FT

Unit 1 comprises 20,152 sq ft of high quality industrial accommodation

Unit 1 comprises 20,152 sq ft of high quality industrial accommodation, arranged to provide efficient warehouse space with two storey integral offices. The unit benefits from steel portal frame construction, a minimum 6 m eaves height, and secure yard and parking provision, making it suitable for a wide range of industrial, logistics or distribution uses. The estate's recent refurbishment delivers modern specification, including PV panels, EV charging infrastructure, and a target EPC rating of A, supported by a generous 420 KVA power supply.

Situated approximately 3 miles north of Swindon town centre and 6 miles from Junction 15 of the M4, Unit 1 enjoys excellent accessibility via the A419 dual carriageway, providing strong connectivity across the South West and national motorway network. Insurance payable for this unit is to be confirmed.

Lease Type

New



### ✔ Unit Summary

- Steel Portal Frame
- Solar panels
- Office Accommodation
- EV Car charging
- Secure yard
- EPC A

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£186,406.00	£9.25
Rates	£56,832.00	£2.82
Service Charge	£6,553.94	£0.33
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£243,238.00</b>	<b>£12.07</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Situated adjacent to the A419, Groundwell Industrial Estate is just 6 miles from Junction 15 of the M4, offering direct routes to Swindon, Reading, and Bristol.

-  Road  
M4: 6 miles
-  Airport  
Bristol Airport: 48 miles
-  Rail  
Swindon Station: 3 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (83)



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## Key Contact



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