

To Let

Unit sizes 4,565 – 18,554 sq ft

(424 – 1,724 sq m)

Swindon

Hawksworth Industrial Estate,
Wyndham Road, Swindon SN2 1EJ

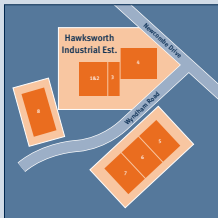
- Internal two-storey offices
- Good eaves height
- Generous parking and loading areas
- Located close to the Great Western Way



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Description

Hawksworth Industrial Estate is located in one of Swindon's most established industrial locations with good access to the town's main infrastructure and town centre. It is home to a number of well recognised local occupiers including Brewers and Carpets 4 Less. The units are of steel portal frame construction with brick and block cavity elevations with steel profile sheet cladding above. The units benefit from two storey internal offices. The estate offers generous concrete loading and parking areas.

Leases

We are able to offer a range of commercial leases to suit individual needs.

For a business that is looking to secure their future, we offer 10 year plus institutional style leases with reviews every 5 years, and 3 or 5 year fixed term leases without rent reviews all at a market based rent. These leases are subject to a separate service charge to cover the upkeep of the whole estate. You will be responsible for the repair and maintenance of your own property. On certain units we are also able to offer more flexible solutions by negotiation.

We aim to make leasing a simple process on all our products allowing you to take occupation in days.

Viewing/Enquiries

For further information or to arrange a viewing, please contact Industrious on

0800 731 71 70

or contact our appointed agents.



Industrious Property supports the aims and objectives of the Commercial Leases Code of Practice for England and Wales. A copy of the code may be obtained from your advisors or direct from BICS Business Services Ltd, Royal Institution of Chartered Surveyors, 12 Great George Street, London SW1P 1AD. You should be aware that The Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions or through the website www.commercialleasecodeew.co.uk

