

another *Glenmore* development

Glenmore

*The Glenmore Centre, Rivermead Drive,
Westlea, Swindon, SN5 7UF*

FREEHOLD INDUSTRIAL/BUSINESS UNITS FOR SALE/TO LET

887 ft² - 1,985 ft² (82m² - 184.4m²) set in a landscaped business park environment

www.glenmore-group.co.uk

Description The Glenmore Centre provides a new development of 16 industrial / business units arranged in three terraces. Each unit benefits from its own up and over loading door and pedestrian door. All units are provided with a first floor which could be utilised for storage/industrial purposes, or fitted out as an office subject to the appropriate building planning consents. It is possible to combine any of the units to form larger space if required.

Location The Glenmore Centre forms part of the popular Rivermead Industrial Estate in West Swindon and is located approximately 2 miles from Swindon town centre and 3 miles north of Junction 16 of the M4. Access can be gained via the Great Western Way and Mead Way.

Tenure The units are available either Freehold or by way of a new full repairing and insuring lease incorporating upward only rent reviews. Please note that there will be a management company to oversee the common areas.

Planning Planning consent has been granted for B1/B2/B8 industrial/warehouse use.

Specification Insulated steel clad roof incorporating 10% daylight panels, sectional up and over loading doors, 6 metre internal eaves height, full 3 metre clearance below first floor, power floated concrete floor, high quality cladding with brick fascia, first floor – suitable for fit out as offices subject to any necessary consent/regulations, allocated parking.

Prices/Rents Please see the attached schedule of quoting terms.

Service Charge A service charge is payable on the estate. Please contact the agents for further information.

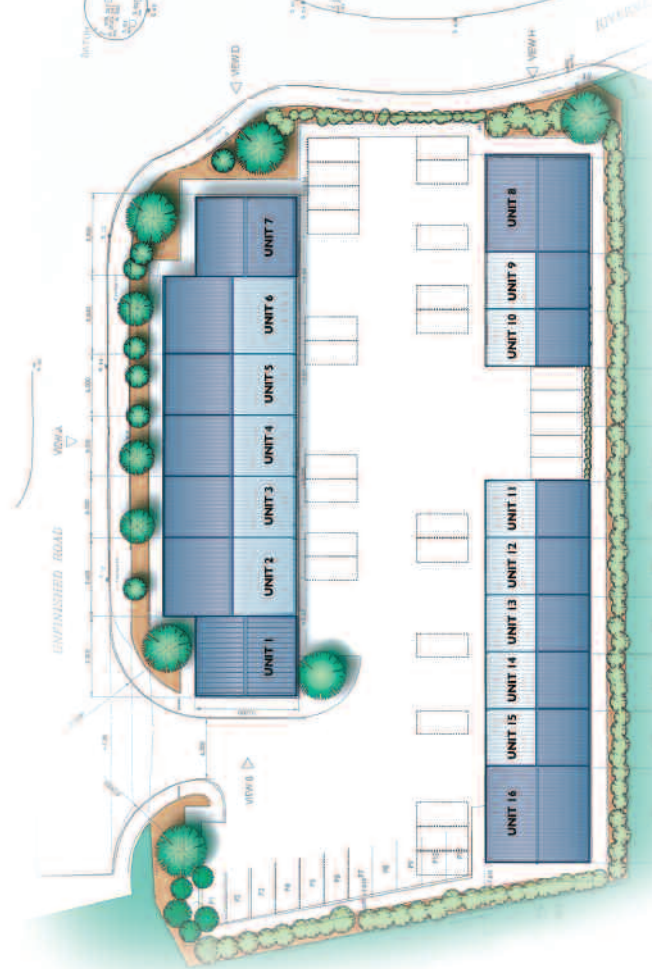
Services Mains Gas, telecom, water and 3 phase electricity will be available to each Unit.

Legal Costs Each party will be responsible for its own legal costs incurred within the transaction.

Viewing Viewing and further information is strictly by prior appointment through the joint agents:-

(Please note all measurements have been supplied by the clients' architects and taken from plan. The areas given are approximate).

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Unit Number	Ground floor ft ²	First floor ft ²	GIA
Unit 1	810	779	1,589
Unit 2	1,021	469	1,490
Unit 3	802	375	1,177
Unit 4	802	375	1,177
Unit 5	802	375	1,177
Unit 6	1,021	469	1,490
Unit 7	810	779	1,589
Unit 8	1,010	975	1,985
Unit 9	601	286	887
Unit 10	645	304	949
Unit 11	645	304	949
Unit 12	601	286	887
Unit 13	601	286	887
Unit 14	601	286	887
Unit 15	601	286	887
Unit 16	1,010	975	1,985

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