



unit 2

IGNITION ■ FARADAY ROAD ■ SWINDON ■ SN3 5HS



Modern Industrial / Warehouse Unit Close to J15 of M4 34,178 sq ft **TO LET**

- 2 miles from J15 of the M4
- Established industrial / warehouse location
- 10m clear internal height
- E(g)(iii) B2 and B8 uses
- Option to secure yard
- BREEAM 'Excellent' & EPC A

SWINDON



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DESCRIPTION

Ignition is a new development consisting of seven industrial/warehouse units with planning consent for E(g)(III) B2 and B8 uses. Unit 2 is the last remaining unit, available on a leasehold basis.

LOCATION

Swindon, Wiltshire's main commercial hub, is conveniently located off the M4 motorway at junctions 15 and 16, providing excellent connectivity to the South West and South East markets. Ignition is ideally positioned east of Swindon, near the A419 dual carriageway, offering direct access to the M4 at junction 15.

TERMS

Available by way of a new FRI lease direct from the landlord.

ACCOMMODATION

UNIT 2	SQ FT	SQ M	PARKING SPACES
Warehouse	31,042	2,883.9	-
Office	3,136	291.3	-
Total	34,178	3175.2	31

Approximate Gross Internal Areas



SAT NAV
SN3 5HS

merit.
opposing.
diver



10M CLEAR
INTERNAL HEIGHT



2 DOCK LEVEL
LOADING DOORS



LEVEL ACCESS
LOADING DOOR



32KWP PV
ARRAY ON ROOF



50KN/M2
FLOOR LOADING



40M YARD
DEPTH



200 KVA
(3 PHASE POWER)



HIGH QUALITY
OFFICES

FURTHER INFORMATION

For further information, please contact:



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