



unit 2

IGNITION ■ FARADAY ROAD ■ SWINDON ■ SN3 5HS

CANMOOR



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
- BREEM 'Excellent' & EPC A
- 4,704 Euro Pallet Spaces
- Comfort Cooled Offices
- Warehouse Lighting

SWINDON



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DESCRIPTION

Ignition is a new development consisting of eight 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.



10M CLEAR INTERNAL HEIGHT



2 EV CHARGERS



2 DOCK & 1 LEVEL ACCESS LOADING DOORS



32KWP PV ARRAY ON ROOF



50KN/M2 FLOOR LOADING



40M YARD DEPTH



200 KVA (3 PHASE POWER)



RACKING IN SITU WITH CAPACITY OF 4,704 EURO PALLETS



PART FITTED AND COMFORT COOLED OFFICES

SWINDON



ACCOMMODATION

UNIT 2	SQ FT	SQ M	PARKING SPACES
Warehouse	31,042	2,883.9	-
Office	3,136	291.3	-
Total	34,178	3,175.2	31

Approximate Gross Internal Areas



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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.

M4 J15	2 miles
Swindon Town Centre	4 miles
Newbury	27 miles
Oxford	30 miles
Reading	39 miles
Bristol	45 miles
M25 J15	64 miles
Port of Southampton	66 miles
Heathrow Airport	67 miles
Central London	80 miles



TERMS

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

FURTHER INFORMATION

For further information, please contact:



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