

alder king

PROPERTY CONSULTANTS

TO LET

10

Unit 10 Westerngate

Hillmead Enterprise Park, Langley Road, Swindon SN5 5WN

Modern Industrial/Warehouse Unit – 12,525 sq ft (1,163.61 sq m)



Location

Swindon is positioned immediately to the north of the M4 motorway between Junctions 15 and 16. Reading is circa 40 miles to the east leading to London (80 miles) and Bristol is approximately 40 miles to the west. The A419 dual carriageway is just 4 miles to the north-east and provides access to Junction 11a of the M5 to the north.

The Premises are on Langley Road directly off Mead Way which links to the Great Western Way just 1 mile to the south.

Westerngate is a modern development of warehouse buildings forming part of the established Hillmead Enterprise Park.

M4 - J16



3 miles south-west

M4 - J15



9 miles south-east

A419

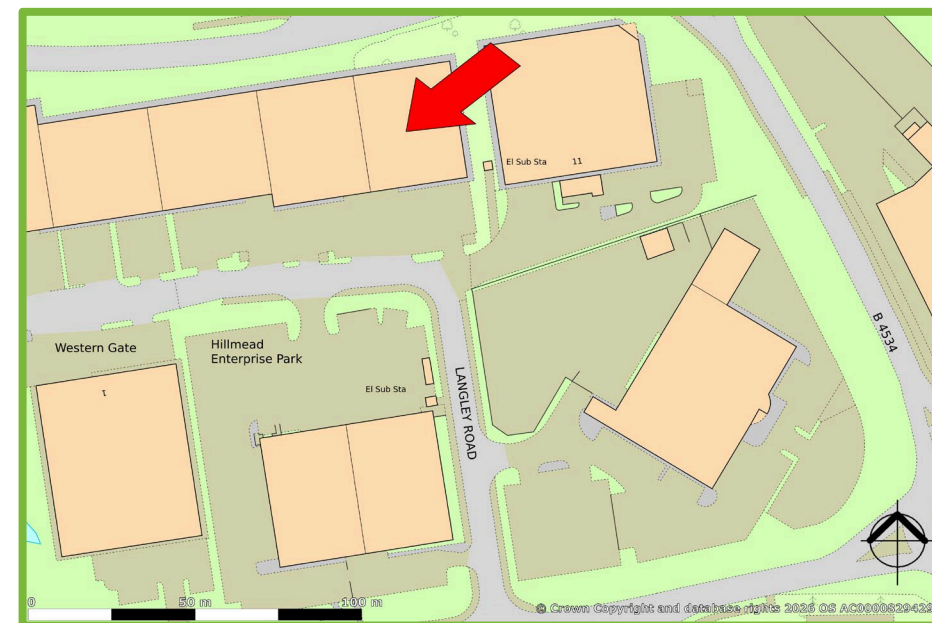


4 miles

Town Centre



1 mile



Accommodation

Description

The premises comprise an end of terrace modern warehouse facility which is of clear span steel portal frame construction with profiled clad elevations and double pitched roof incorporating rooflights.

Internally the unit benefits from an eaves height of 7M two loading doors, LED lighting and a 3 phase electricity supply.

There is a separate pedestrian door leading to wc facilities and a large well appointed canteen area with an office serving the warehouse.

At first floor there are well appointed open plan offices which benefit from air conditioning, suspended ceilings, fitted carpets, LED lighting and window blinds. Office furniture available by separate negotiation.

Car Parking

The brick paviour and landscaped carparking areas offer a total of 21 car parking spaces with the ability to double park further vehicles if required as well as the concrete loading aprons.

Services

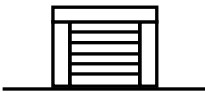
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Warehouse, Canteen, WCs and Offices	12,525	1.163.61
TOTAL	12,525	1,163.61

Eaves Height
7M



Surface Level
Doors



3 Phase
Electricity



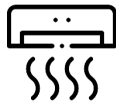
LED
Lighting



Quality First Floor
Offices



Air
Conditioning



Canteen



WC Facilities



Car Parking -
21 spaces



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Class E (commercial, business & service), B2 (general industrial and B8 (storage & distribution) uses but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

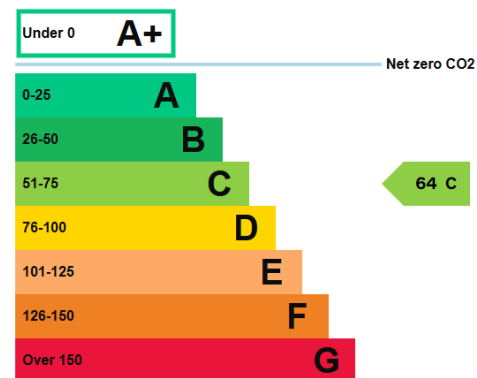
The Valuation Office Agency lists the property as Warehouse and Premises with a rateable value of £101,000. Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk

Energy Performance Certificate

The premises has the benefit of an EPC rating of C(64) until 19 October 2032.

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

Lease Terms

The property is available to lease directly from the Landlord by way on a new full repairing and insuring lease for a term of years to be agreed.

Rent

The premises are offered to let at a rent of for £150,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](https://www.rics.org/uk/press-releases/2020/04/rics-real-estate-code-for-leasing-2020/).

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: JDG/DLN/101899 **Date:** July 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

