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PROPERTY CONSULTANTS

TO LET

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Unit 10/11 Avro Gate

South Marston Park, Swindon SN3 4AG

Modern Industrial/Warehouse Unit – 4,158 sq ft (386.29 sq m)

Location

South Marston Park is one of Swindon's most established employment areas located on the eastern fringe of Swindon. The Estate is home to a variety of occupiers including Amazon, Aldi, Pentel, Evri, Oak Furnitureland, Calloway Golf and Marks & Spencer. Panattoni Park is the redevelopment of the former Honda site and will offer up to 3.7M sq ft of warehouse/logistics facilities less than a mile away.

Avro Gate is located within 1 mile of the A419 providing easy access to Junction 15 of the M4 approximately 5 miles to the south and Cirencester, Gloucester and the M5 to the north.

M4 –J15



5 miles southeast

A419

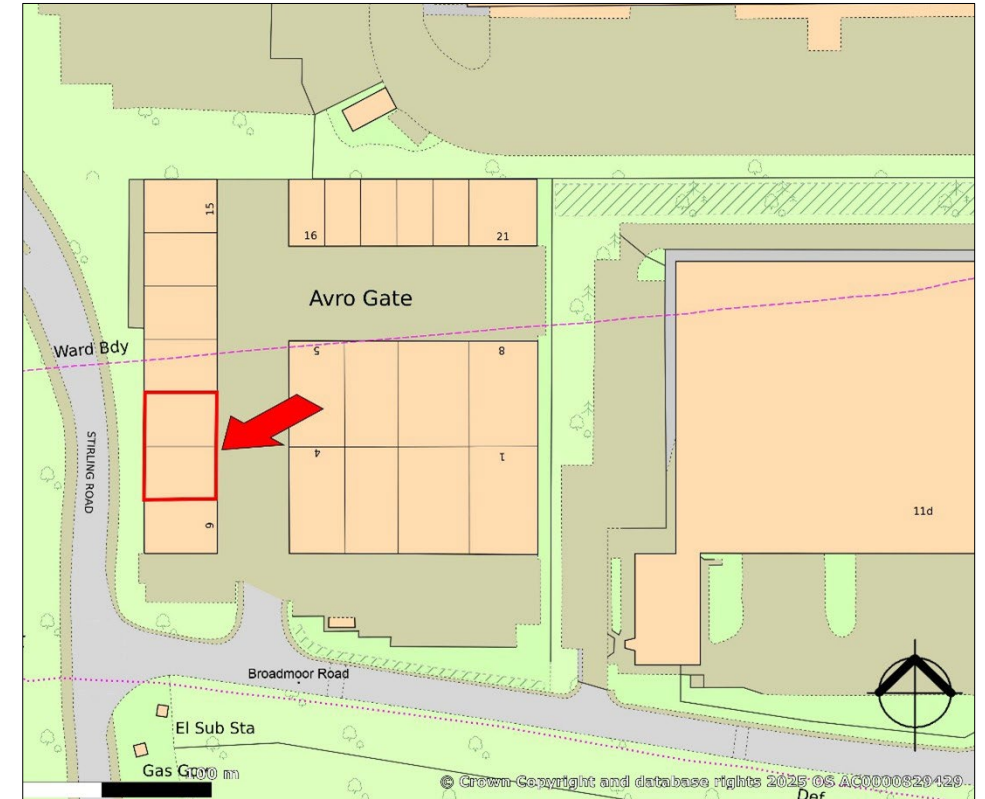


1 mile southeast

Swindon



3 miles



Accommodation

Description

Avro Gate is a modern development of 21 commercial units laid out in three terraces. The units are of a clear span steel frame construction with profiled clad and glazed elevations.

This double unit benefits from 6.5m (21') minimum height to eaves, two loading doors, two separate pedestrian doors, an office, kitchenette and w.c. facility with lighting and 3 phase power.

Externally there are 8 allocated car parking spaces in addition to the two loading aprons.

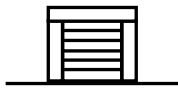
Services

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
Ground Floor	4,158	386.29
TOTAL	4,158	386.29



**2 level loading
doors**



**3 phase
electricity**



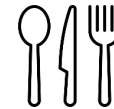
**Onsite
parking**



Office facility



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

The unit benefits from Class E (commercial, business & service), B2 (general industrial) and B8 (warehousing and distribution) uses under the Use Classes Order. 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 website lists the Premises as “Warehouse and Premises” with a Rateable Value of £33,500 from 1 April 2026.

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 EPC Rating is C (64) valid to 12 January 2033 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available by way of a new internal repairing and insuring lease direct from the Landlord.

Rent

The property is offered to let at a rent of £42,500 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 will 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 the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: JDG/DLN/99249 **Date:** March 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

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