

TO LET

Secure Compound

Yard at Edison Road
Swindon, SN3 5HE

Key information

- 1.5 acres secure yard in the heart of popular industrial area
- Highly accessible location with access to A419 and M4
- Suitable for vehicle and other storage uses

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RENT REDUCED

Location

The yard is located to the north of Edison Way, in the main industrial area to the east of Swindon.

It has access to the A419, some 500m to the east, which allows easy access to the M4 J15 and the surrounding area.

Dorcan Way B4006 to the west allows access to the rest of Swindon

Swindon is the largest town in Wiltshire with a population of 183,638 (2021 Census).

It lies 84 miles to the west of London and 36 miles to the east of Bristol.

Description

The L-shaped site extends to 1.5 acres and is gravel surfaced throughout.

The site is secured by palisade and palladin fencing around the entire perimeter with a single point of access from Edison Way.

There is currently a single vehicle access route from Edison Way.

Energy Performance Rating

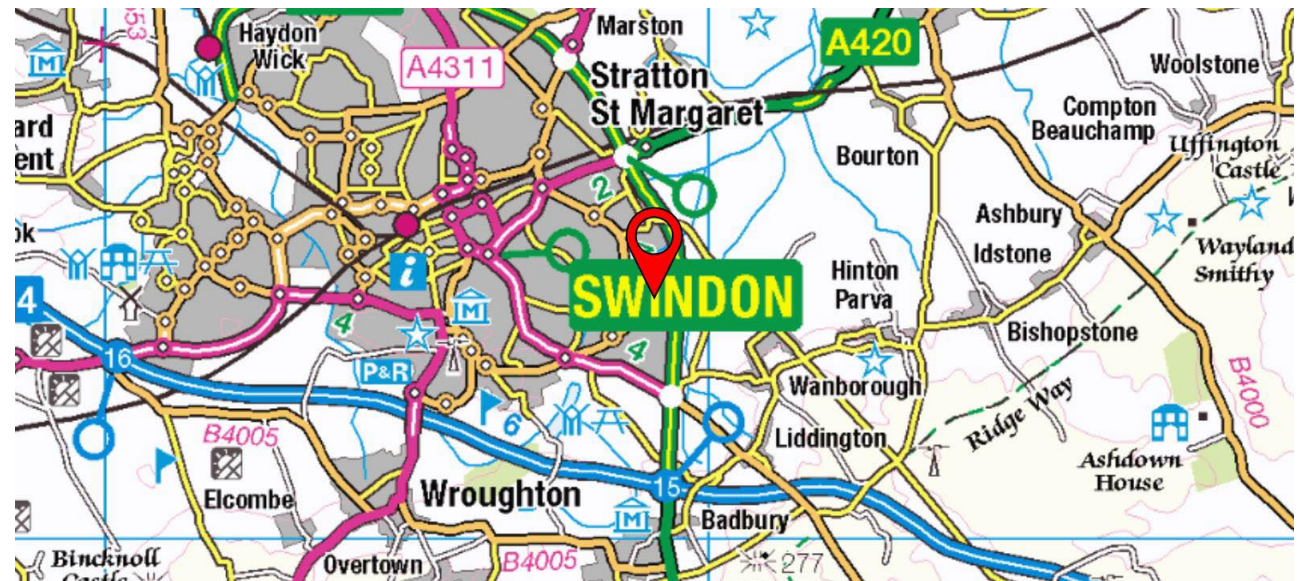
Energy Performance Rating – N/A

Accommodation

The property comprises the following approximate floor areas:-

	Hectares	Acres
Total Site Area	0.61	1.5

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Terms & Tenure

The property is available by way of a sub-lease until January 2030.

A longer term may be available by negotiation.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £35,000

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 38.2p for a qualifying retail use or 43.2p for all other uses.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Viewing is strictly via the sole agents.



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