

**Swindon**  
**Units J & K**  
**Hargreaves Road**  
**Stratton St Margeret**  
**SN25 5AZ**

- **Freehold Ground Rent Investment**
- Comprises 30,140 sq ft
- Over 95 years unexpired
- Large site area 0.68 hectares (1.67 acres)
- Rent Review 2014
- Current Rent Reserved  
**£16,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Swindon is a major Thames Valley commercial town some 70 miles west of London with a population of some 180,000. Swindon is situated between Junctions 15 and 16 of the M4 motorway and is served by regular rail services to London and the south-west. Major employers in Swindon include Honda, Mini, Nationwide Building Society, Zurich Financial Services, Npower and the National Trust. The property is situated on the Groundwell Industrial Estate which is located approximately 5 miles to the north of the town centre just off the A419. Occupiers close by include Scotts of Stow and Triumph.

**Description**  
The property comprises a site with two warehouse/production buildings, one of which has first floor offices.

The property provides the following accommodation and dimensions:

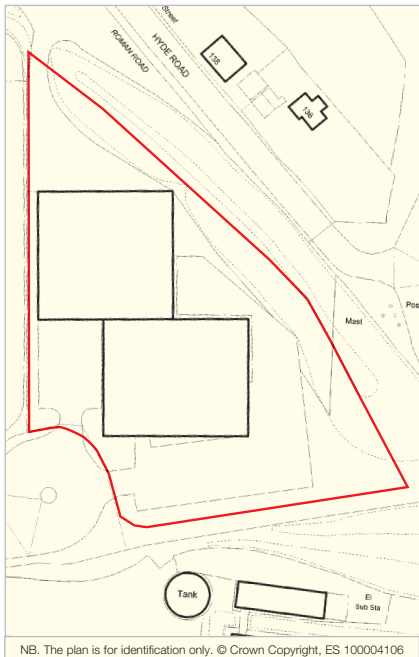
<b>Unit J</b>		
<b>Ground Floor</b>		
<b>Warehouse/Production</b>	1,259.5 sq m	(13,555 sq ft)
<b>First Floor Offices</b>		
<b>(Part tenant's fitting)</b>	439.8 sq m	(4,730 sq ft)
<b>Unit K</b>		
<b>Ground Floor Warehouse</b>	1,101.5 sq m	(11,855 sq ft)
<b>Total</b>	2,800.8 sq m	(30,140 sq ft)
<b>Site Area</b>	0.68 hectares	(1.67 acres)

**Tenancy**  
The entire property is at present let to MESSRS CB & DE FINEGOLD for a term of 125 years from 18th June 1984 at a current rent of £16,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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