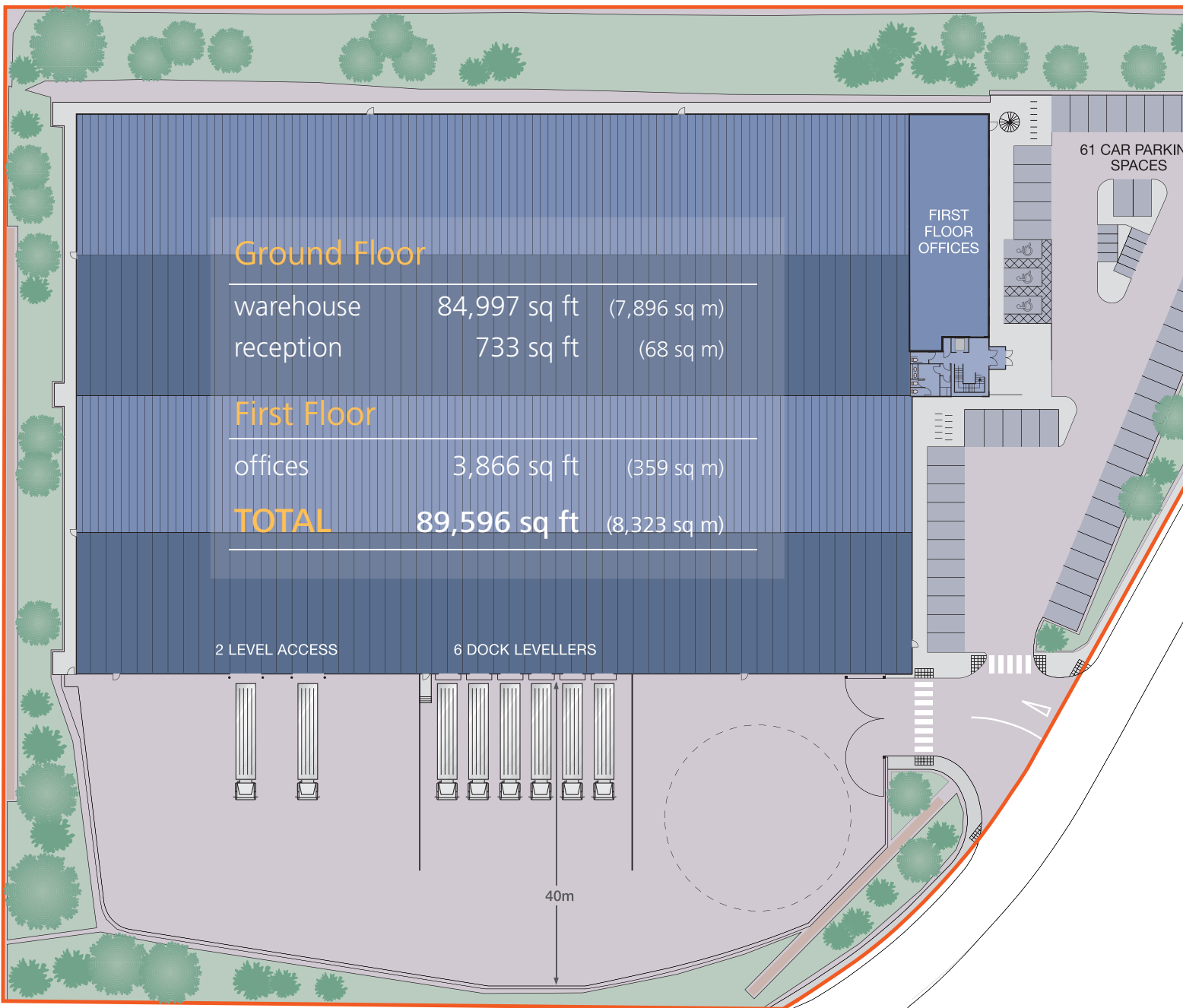


MERLIN

SOUTH MARSTON PARK | SWINDON

A 90,000 SQ FT WAREHOUSE UNIT
AVAILABLE TO LET





Broadmoor Road

LOCATION

Merlin is situated on South Marston Park, Swindon's **premier distribution park**. South Marston Park is home to numerous **national, regional** and **local businesses** that benefit from the town's **large workforce** and excellent links to the **UK's motorway network**.



SPECIFICATION

WAREHOUSE

- 10m clear height
- Self-contained site
- 6 dock level doors
- 2 level entry loading doors
- 50 kN/m² floor loading



OFFICE

- Passenger lift
- Raised floor
- Mechanical ventilation
- Central heating
- Suspended ceiling
- Shower facility



EXTERNAL

- Dedicated yard
- 40m deep service yard
- 61 car parking spaces



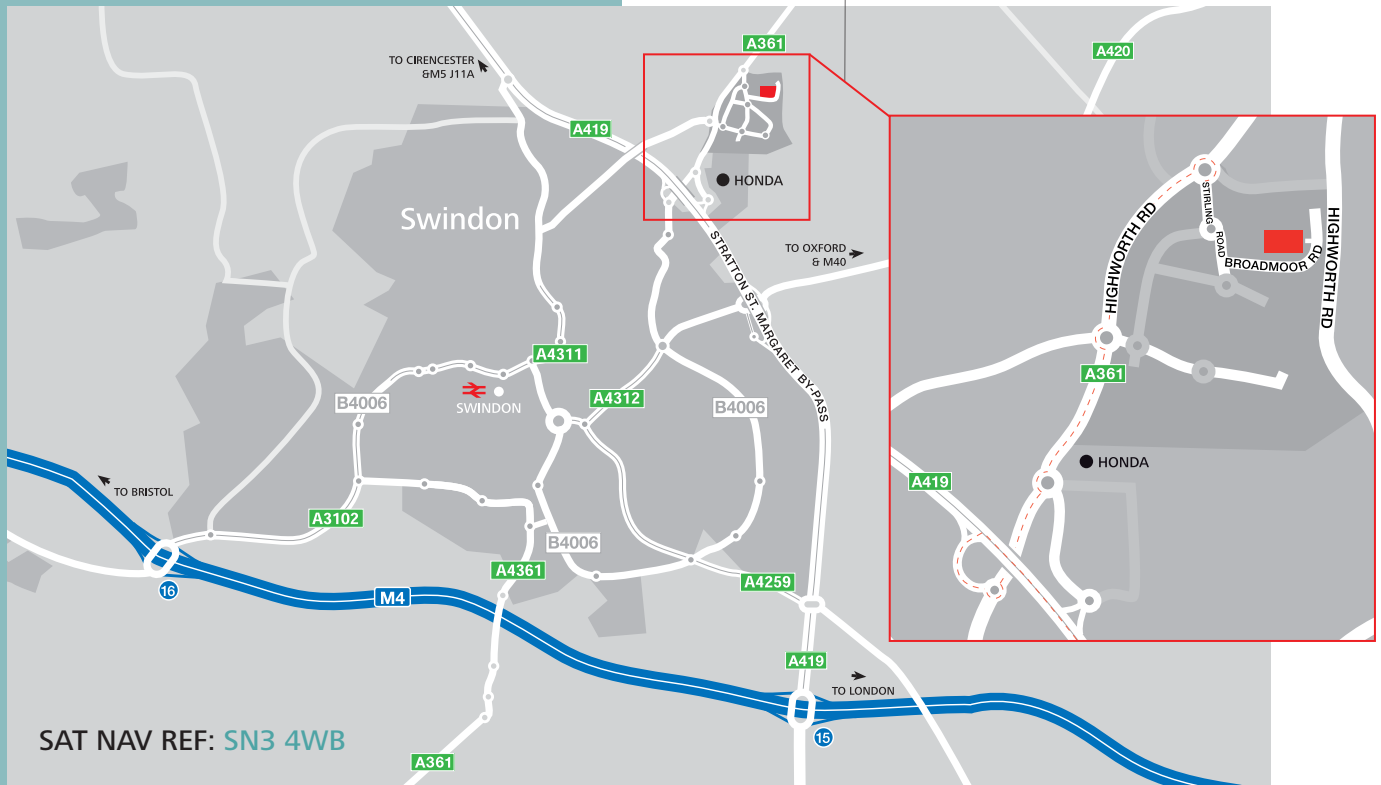
COMMUNICATIONS

ROAD

Town Centre	4 miles
M4 Junction 15	5 miles
M4/A34 Intersection	25 miles
M5 Junction 11a	30 miles
Oxford	27 miles
Gloucester	34 miles
Reading	44 miles
London	81 miles



MERLIN
SOUTH MARSTON PARK | SWINDON



SAT NAV REF: SN3 4WB

AIR

Heathrow Airport	68 miles
Bristol Airport	44 miles

SEA

Port of Bristol	47 miles
Port of Southampton	74 miles

source: theaa.com

PLANNING

The property has planning consent for Use Classes B1(c), B2, and B8 with ancillary offices, car parking and services.

TERMS

The unit is available on a new FRI lease. For further information contact the agency team.

asset managed by



www.merlin-swinton.com



rdm-ltd.com

This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. October 2008