

Rockhaven Developments Ltd

# ROCKHAVEN PARK

ROCKHAVEN PARK • KEMBREY STREET • SWINDON • SN2 8YZ

AN OPPORTUNITY TO PURCHASE A BRAND NEW  
HIGH QUALITY INDUSTRIAL UNIT IN THE HEART OF ONE OF  
SWINDON'S MOST POPULAR COMMERCIAL LOCATIONS

1,500 - 3,125 SQ FT (139.4 - 290.3 SQ M)



Photograph of similar development by Rockhaven Developments Ltd



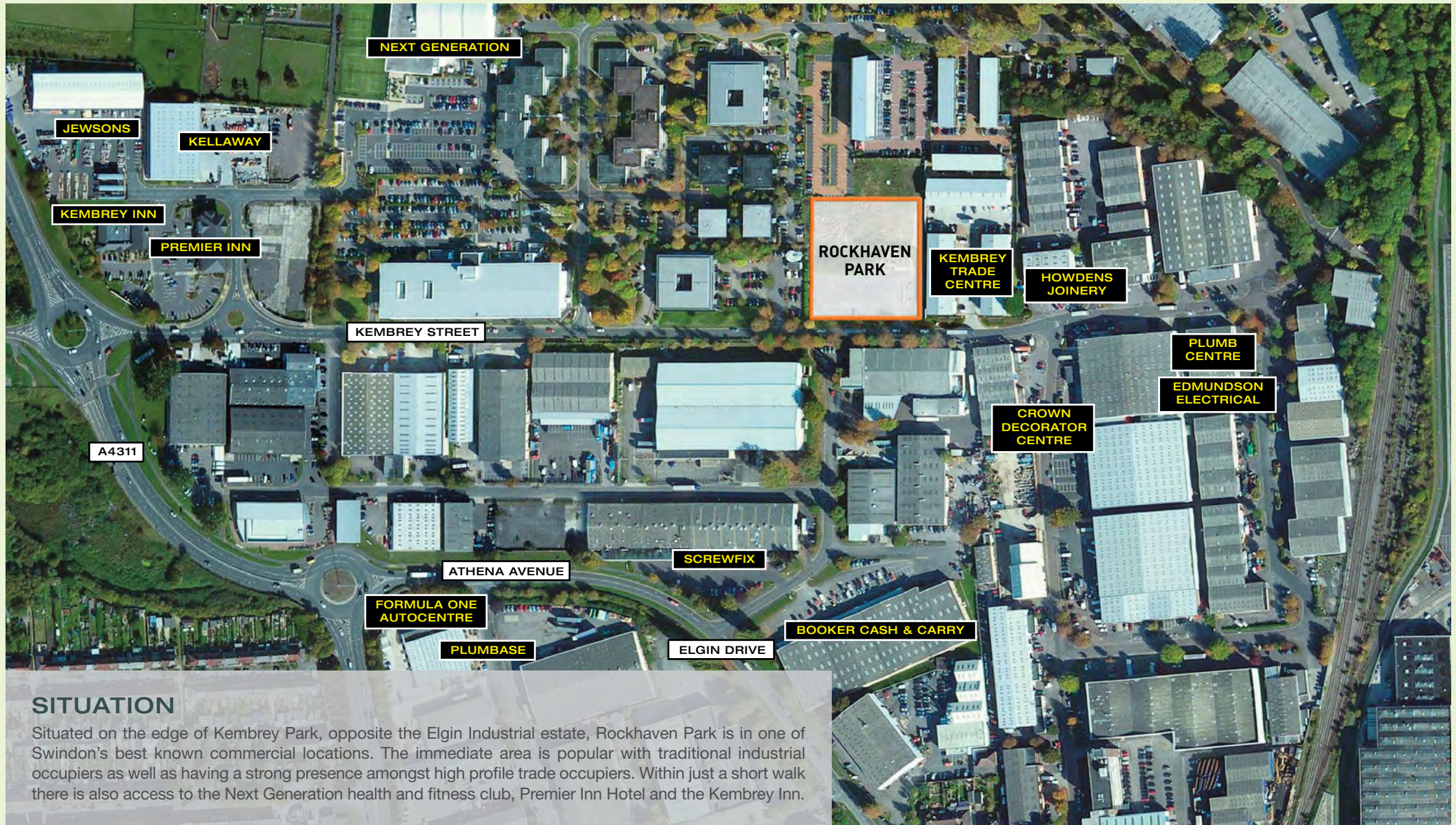
THE OPPORTUNITY

Rockhaven Park offers a unique opportunity to purchase brand new, high quality industrial units available in a wide range of sizes, built to an impressive standard and located in one of Swindon’s most thriving industrial and trade counter locations.

SPECIFICATION

|                                     |  |
|-------------------------------------|--|
| Allocated on site parking           | Floor loading:                                     |
| Steel frame construction            | Ground Floor - 20KN/sqm First Floor - 3.5KN/sqm    |
| Minimum eaves height: 5.1m          | Constructed to shell finish                        |
| Loading doors: 3m wide by 3.2m high | Suitable for business / industrial / warehouse use |

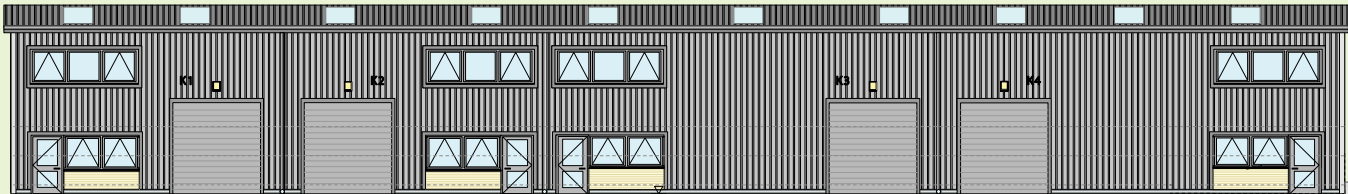




## SITUATION

Situated on the edge of Kembrey Park, opposite the Elgin Industrial estate, Rockhaven Park is in one of Swindon's best known commercial locations. The immediate area is popular with traditional industrial occupiers as well as having a strong presence amongst high profile trade occupiers. Within just a short walk there is also access to the Next Generation health and fitness club, Premier Inn Hotel and the Kembrey Inn.





### TERMS OF OWNERSHIP

The units are available to purchase on a freehold basis. Alternatively, consideration may be given to new leases on terms to be agreed. For full details of prices and current availability please contact the agents.

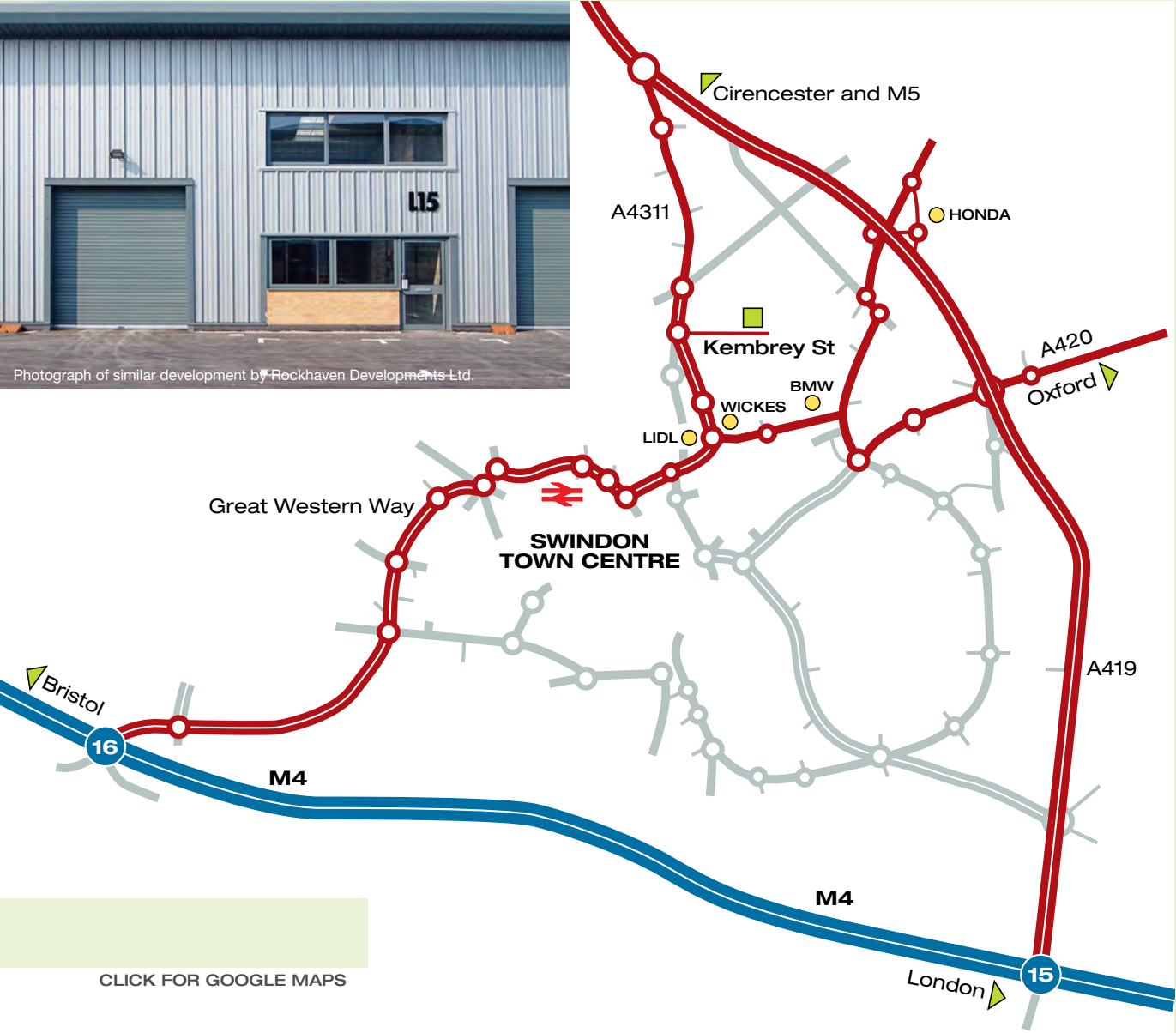
A reservation deposit will be payable on instructing solicitors.

### ACCOMMODATION

| Unit    | Ground Floor       | First Floor     | Total              |
|---------|--------------------|-----------------|--------------------|
| Block A |                    |                 |                    |
| K1      | 1,000 ft² 92.9 m²  | 500 ft² 46.5 m² | 1,500 ft² 139.4 m² |
| K2      | 1,000 ft² 92.9 m²  | 500 ft² 46.5 m² | 1,500 ft² 139.4 m² |
| K3      | 1,500 ft² 139.4 m² | 500 ft² 46.5 m² | 2,000 ft² 185.8 m² |
| K4      | 1,500 ft² 139.4 m² | 500 ft² 46.5 m² | 2,000 ft² 185.8 m² |
| K5      | 1,500 ft² 139.4 m² | 500 ft² 46.5 m² | 2,000 ft² 185.8 m² |
| K6      | 1,500 ft² 139.4 m² | 500 ft² 46.5 m² | 2,000 ft² 185.8 m² |
| K7      | 1,000 ft² 92.9 m²  | 500 ft² 46.5 m² | 1,500 ft² 139.4 m² |
| K8      | 1,000 ft² 92.9 m²  | 500 ft² 46.5 m² | 1,500 ft² 139.4 m² |
| Block B |                    |                 |                    |
| K9      | 2,500 ft² 232.3 m² | 625 ft² 58.1 m² | 3,125 ft² 290.3 m² |
| K10     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K11     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K12     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K13     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K14     | 2,500 ft² 232.3 m² | 625 ft² 58.1 m² | 3,125 ft² 290.3 m² |
| Block C |                    |                 |                    |
| K15     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K16     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K17     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K18     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |
| K19     | 1,250 ft² 116.1 m² | 625 ft² 58.1 m² | 1,875 ft² 174.2 m² |

LOCATION

Swindon is a major commercial centre situated on the M4 Corridor with excellent road and rail access to major networks. Junctions 15 and 16 of the M4 are approximately 5 miles away whilst the A419 dual carriageway connects with the M5 to the north at Gloucester. The railway station is just 2 miles away where a regular service to London Paddington takes less than an hour. There is also a bus service from Kembrey Street direct to the town centre with a journey time of 10 minutes.

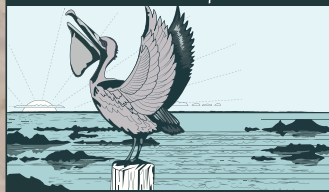




Photographs of similar development by Rockhaven Developments Ltd.

A development by

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**Important.** Misrepresentation Act: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.

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## CONTACTS

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**Rockhaven Park  
Kembrey Street  
Swindon, SN2 8YZ**



| Unit           | Floor Areas            |                       |                       | Annual Rent        | Freehold Price |
|----------------|------------------------|-----------------------|-----------------------|--------------------|----------------|
|                | Ground Ft <sup>2</sup> | First Ft <sup>2</sup> | Total Ft <sup>2</sup> |                    |                |
| <b>Block A</b> |                        |                       |                       |                    |                |
| K1             | 1,000                  | 500                   | 1,500                 | £12,000            | £165,000       |
| K2             | 1,000                  | 500                   | 1,500                 | £12,000            | £165,000       |
| K3             | 1,500                  | 500                   | 2,000                 | £16,000            | £220,000       |
| K4             | 1,500                  | 500                   | 2,000                 | £16,000            | £220,000       |
| K5             | 1,500                  | 500                   | 2,000                 | £16,000            | £220,000       |
| K6             | 1,500                  | 500                   | 2,000                 | £16,000            | £220,000       |
| K7             | 1,000                  | 500                   | 1,500                 | £12,000            | £165,000       |
| K8             | 1,000                  | 500                   | 1,500                 | £12,000            | £165,000       |
| <b>Block B</b> |                        |                       |                       |                    |                |
| K9             | 2,500                  | 625                   | 3,125                 | £25,000            | £340,000       |
| K10            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K11            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K12            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K13            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K14            | 2,500                  | 625                   | 3,125                 | £25,000            | £340,000       |
| <b>Block C</b> |                        |                       |                       |                    |                |
| K15            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K16            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K17            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K18            | 1,250                  | 625                   | 1,875                 | £15,000            | £205,000       |
| K19            | 1,250                  | 625                   | 1,875                 | <b>UNDER OFFER</b> |                |
| <b>Total</b>   |                        |                       | <b>37,125</b>         |                    |                |

- ♦ Prices exclusive of VAT
- ♦ Schedule should be read in conjunction with agent's particulars.
- ♦ Floor areas are Gross Internal

Last updated: 10 December 2015