

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



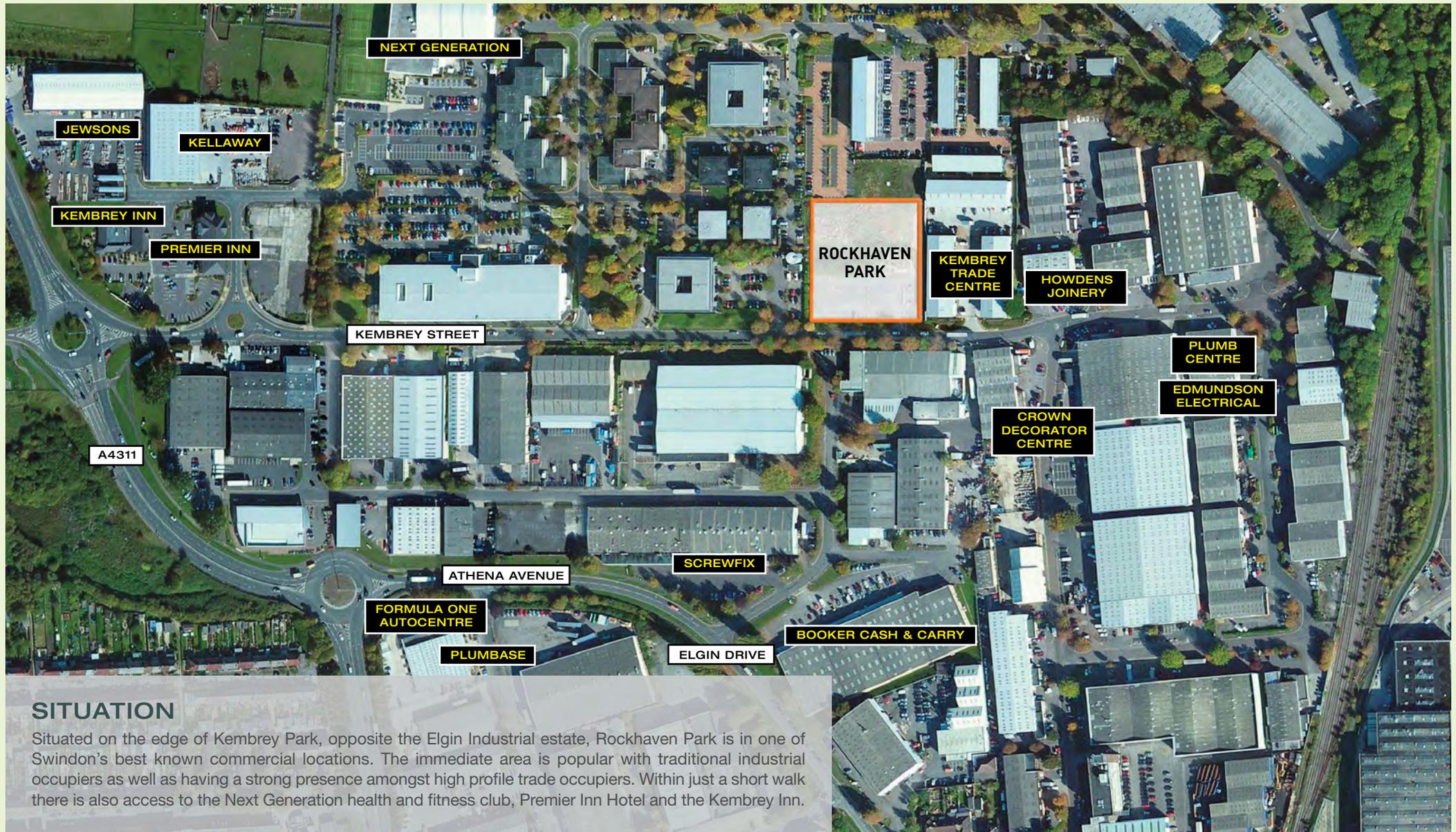
## THE OPPORTUNITY

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

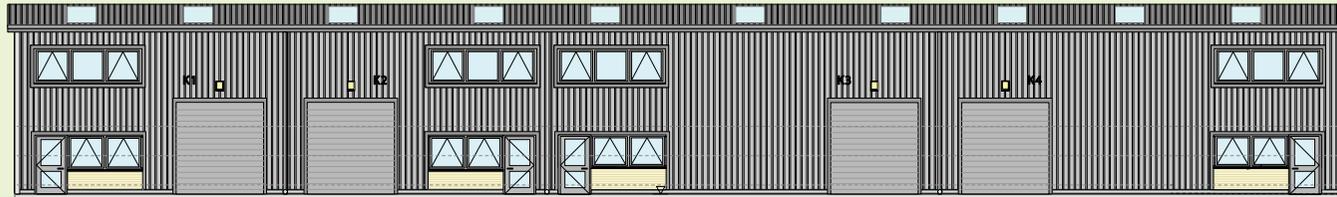
Allocated on site parking	Floor loading:
Steel frame construction	Ground Floor - 20KN/sqm First Floor - 3.5KN/sqm
Minimum eaves height: 5.1m	Constructed to shell finish
Loading doors: 3m wide by 3.2m high	Suitable for business / industrial / warehouse use





## 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
<b>Block A</b>			
K1	1,000 ft <sup>2</sup> 92.9 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>
K2	1,000 ft <sup>2</sup> 92.9 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>
K3	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	2,000 ft <sup>2</sup> 185.8 m <sup>2</sup>
K4	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	2,000 ft <sup>2</sup> 185.8 m <sup>2</sup>
K5	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	2,000 ft <sup>2</sup> 185.8 m <sup>2</sup>
K6	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	2,000 ft <sup>2</sup> 185.8 m <sup>2</sup>
K7	1,000 ft <sup>2</sup> 92.9 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>
K8	1,000 ft <sup>2</sup> 92.9 m <sup>2</sup>	500 ft <sup>2</sup> 46.5 m <sup>2</sup>	1,500 ft <sup>2</sup> 139.4 m <sup>2</sup>
<b>Block B</b>			
K9	2,500 ft <sup>2</sup> 232.3 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	3,125 ft <sup>2</sup> 290.3 m <sup>2</sup>
K10	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K11	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K12	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K13	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K14	2,500 ft <sup>2</sup> 232.3 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	3,125 ft <sup>2</sup> 290.3 m <sup>2</sup>
<b>Block C</b>			
K15	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K16	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K17	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K18	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>
K19	1,250 ft <sup>2</sup> 116.1 m <sup>2</sup>	625 ft <sup>2</sup> 58.1 m <sup>2</sup>	1,875 ft <sup>2</sup> 174.2 m <sup>2</sup>

## 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.



Photograph of similar development by Rockhaven Developments Ltd.



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Photographs of similar development by Rockhaven Developments Ltd.

A development by

Rockhaven Developments Ltd



**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

For further information or to arrange a viewing please contact:

**Philip Holford**

philipholford@myddeltonmajor.co.uk

**Rachael Ward**

rachaelward@myddeltonmajor.co.uk



**Paul Whitmarsh**

paul@whitmarshlockhart.com

**Chris Brooks**

chris@whitmarshlockhart.com



**Alastair Andrews**

alastair@loveday.uk.com

**loveday**

**01793 423344**

loveday.uk.com

**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