

# Lot 12, Unit 1 Rivermead Industrial Estate, Swindon, Wiltshire SN5 7EX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Well Located Freehold Industrial Investment

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## Property Information

### Well Located Freehold Industrial Investment

- Let to Cadillac Plastic Ltd until September 2034 (subject to tenant option to break)
- Substantial Industrial building of 1,873.88 sq m (20,159 sq ft)
- Property has been let to Cadillac Plastic for 36 years
- Approx. site area of 0.48 Ha (1.19 Acres) with a low site coverage of 33%
- Established industrial estate location
- 

#### Lot

12

#### Auction

27th March 2025

#### Rent

£183,000 per Annum Exclusive

#### Status

Available

#### Sector

Industrial, Warehouse

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 33 miles east of Bristol, 37 miles west of Reading  
**Roads** M4 (J16), A419  
**Rail** Swindon Railway Station  
**Air** Bristol Airport

### Situation

Swindon is the principal town in Wiltshire, strategically position on the M4 motorway corridor between Reading and Bristol. The property is located within the busy and well established Rivermead Industrial Estate, situated just off Mead Way (B4534) some 2 miles from J16 of the M4 and 2 miles from Swindon town centre.

### Tenure

Freehold.

### Description

The property comprises a substantial warehouse with ancillary office accommodation arranged over ground and first floors, hard standing yard areas and parking for approximately 30 cars. The property has a total floor area of 1,873.88 sq m (20,159 sq ft) upon a site area 0.48 Ha (1.19 Acres) benefitting from a low site coverage of 35%.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

To be confirmed

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Warehouse/Office Office	1,621.40 252.48	(17,452) (2,717)	CADILLAC PLASTIC LIMITED (2)	10 years from 29/09/2024 until 28/09/2034 (3)	£183,000	29/09/2029
<b>Total</b>		<b>1,873.88</b>	<b>(20,169)</b>			<b>£183,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Cadillac Plastic Limited are the leading supplier of high-performance plastic films and adhesives across a range of industrial sectors and for the year ending 31/12/2023 reported a Net Worth of £4,616,525 (NorthRow 04/03/2025) ([www.cadillacplastic.co.uk](http://www.cadillacplastic.co.uk)).

(3) The lease provides for a Tenant option to determine on 28/09/2029.

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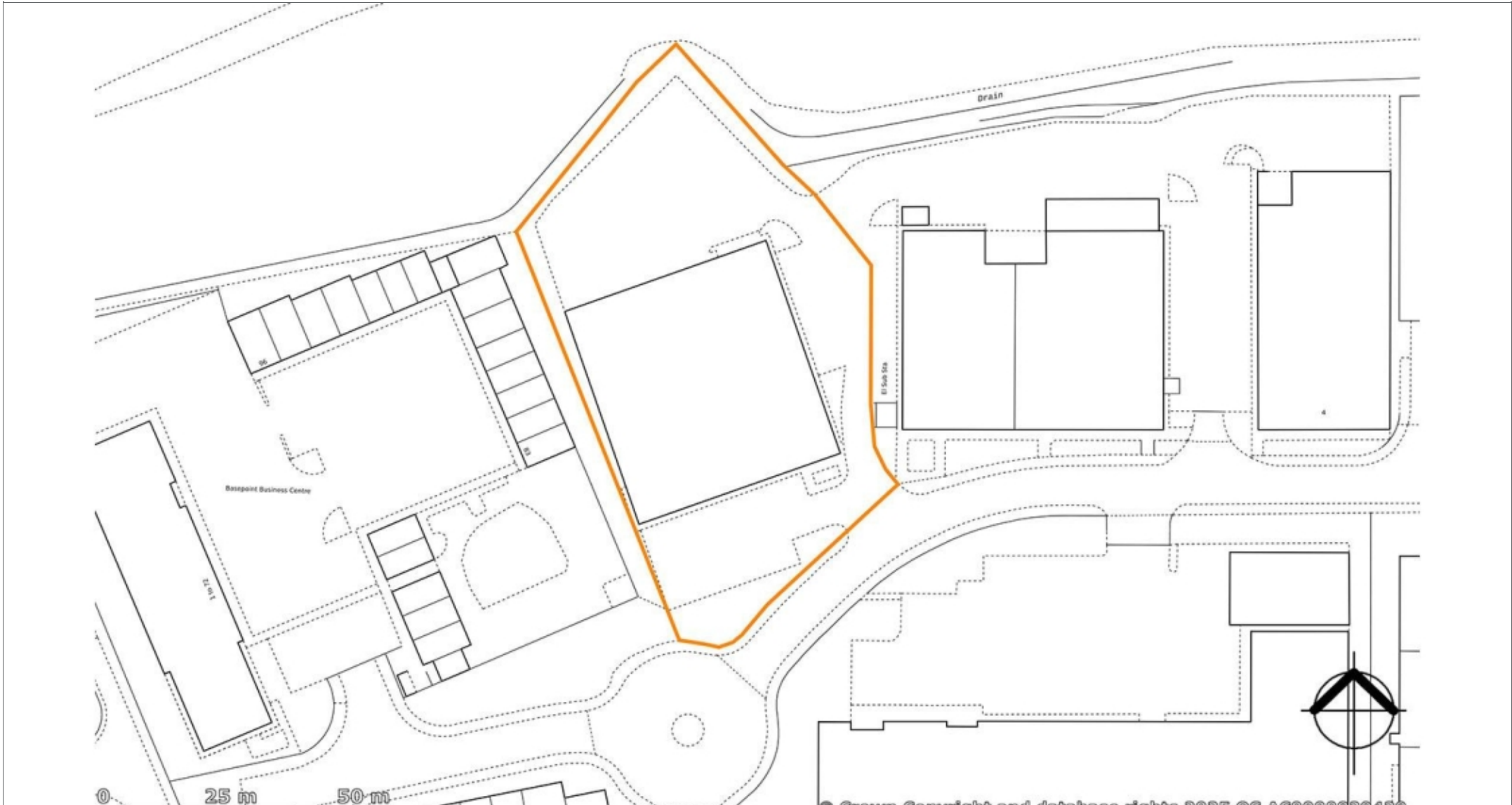
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## Contacts

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2024