



**L3 and L4 Hangars
Science and Innovation Park
Red Barn Lane
Wroughton
SN4 9LT**

**45,000 — 90,000 Sq Ft
(4,180.64 — 8,361 Sq M)**

- **Excellent access to M4 & Swindon.**
- **24/7 site security.**
- **Detached storage facilities.**
- **Flexible Terms Available.**
- **10 M eaves height**

LOCATION

The Science and Innovation Park is located 5 miles south of Swindon, close to the M4.

DESCRIPTION

The Science and Innovation Park is a 545-acre former airfield. The Park offers a variety of land, hangars and auxiliary buildings, providing space for a diverse range of activities, including large scale storage and logistics warehousing, stage and structure testing, manufacturer demonstration days and renewable energy generation.

As part of the [Science Museum Group](#), this secure, private facility has round-the-clock on-site security. Whether you are interested in short- or long-term usage, you will be provided consistent support through a dedicated site liaison.

With customisable plots, from small to large-scale, these private, secure spaces offer huge flexibility and opportunity for growth.

The Park is currently seeking new members to join it's growing and innovative community. Located on the west of the site, the L3 and L4 hangars are available from Spring 2025. Each hangar extending to 45,000 Sqft and with good access routes, the versatile buildings can be rented as a single building, or with surrounding land as a larger bespoke plot, ready for development (subject to planning).

RENT

Rent/prices dependant on requirements and advised on application.

ACCOMMODATION

	SqM	SqFt
Hangar L3	4,180.64	45,000
Hangar L4	4,180.64	45,000
Total	8,361	90,000

TENURE

Occupational leases can be granted on a short- or long-term basis on flexible terms to be agreed.

PLANNING

Subject to use, planning consents maybe required.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

EPC

As the hangars are storage facilities without heating we are advised that an EPC is not required.

VIEWINGS

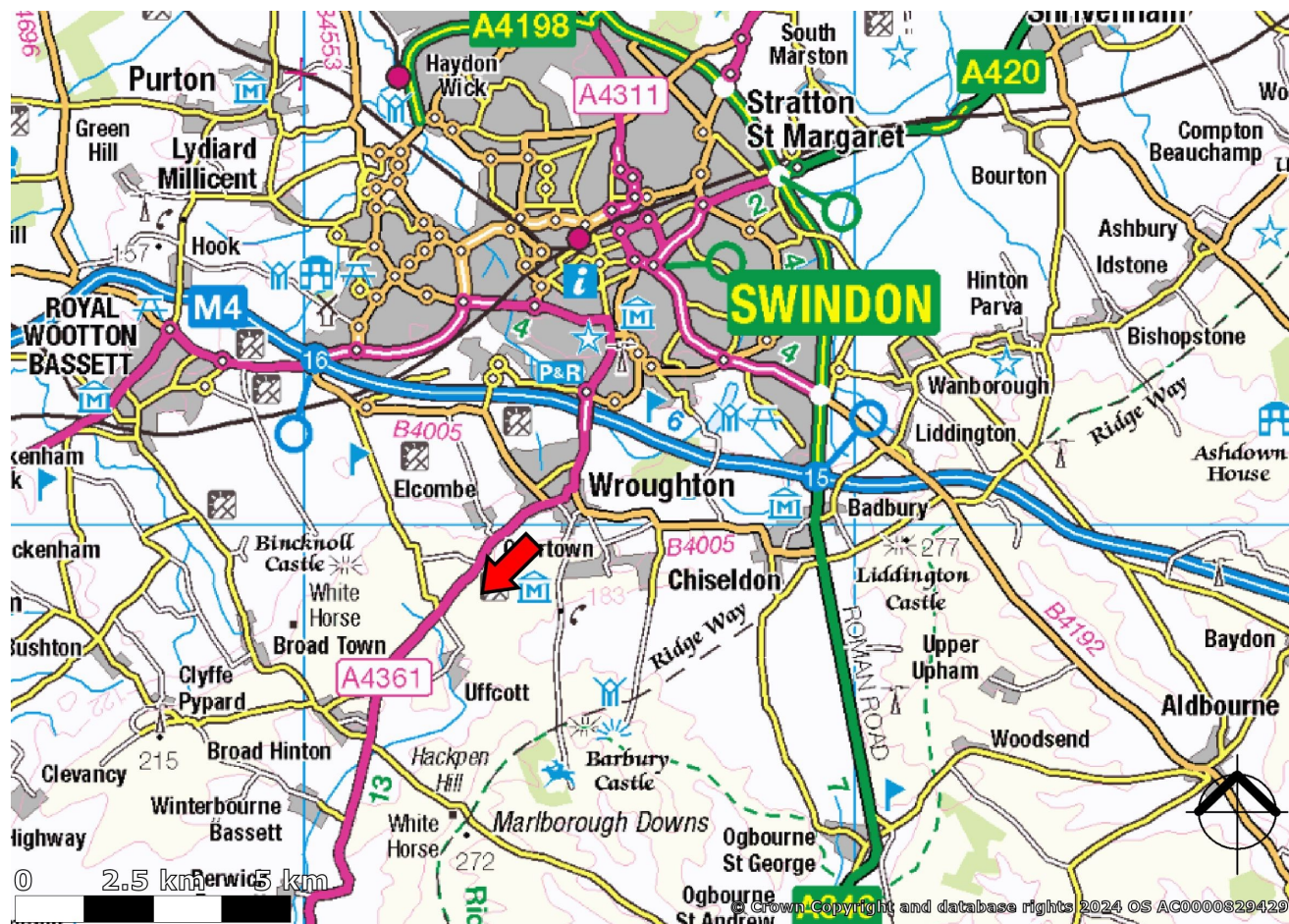
Viewings to be made through the agents, Carter Jonas 0117 922 1222.



SUBJECT TO CONTRACT



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FOR IDENTIFICATION PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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