



commercial property consultants

TO LET

**UNIT 1 RAVENSEFT PARK, CHENEY MANOR INDUSTRIAL
ESTATE, SWINDON, SN2 2QJ**



463 M² (4,989 FT²)
REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
BUSY ROADSIDE INDUSTRIAL ESTATE
TRADE LOCATION

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Cheney Manor Industrial Estate is a popular and established estate approximately 1.5 miles north of Swindon town centre. The estate is located just off the Great Western Way dual carriageway via Cheney Manor Road and is a very busy estate.

Ravenseft Park comprises 7 modern warehouse units and has excellent access to Junction 16 of the M4 motorway, less than 4 miles to the south west.

DESCRIPTION

Unit 1 Ravenseft has been extensively refurbished and provides a modern industrial unit of portal frame construction under an insulated metal clad roof. High density rooflights provide good natural light.

The refurbished reception/office area at the front benefits from suspended ceilings, recessed LED lighting, central heating and carpets. There are separate male and female WC's together with kitchenette facilities. The premises have a security alarm.

Vehicular access is via an electric roller shutter door. The warehouse, with an internal eaves height of approx. 6.5m, has a painted floor and walls.

Externally, there is allocated car parking spaces to the front of the property in addition to the loading apron. There is a yard area to the side of the building which provides excellent frontage to the main road.

ACCOMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Warehouse	429.71m ²	4,518ft ²
Offices inc WC's	23.73m ²	471ft ²
TOTAL	463.44m²	4,989ft²

LEASE

The property is available by way of a new lease agreement for a term to be agreed.

RENT

The quoting rent is £48,000 per annum, exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

BUSINESS RATES

Please contact the agents for further information.

EPC

The property has an energy performance rating of C71.

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

FOR FURTHER INFORMATION

Please contact the joint agents:

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IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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