



# UNIT 1 RAVENSEFT PARK

CHENEY MANOR  
SWINDON SN2 2QJ

**TO LET**  
**REFURBISHED**  
**WAREHOUSE**  
**UNIT WITH**  
**YARD**

**4,989 SQ FT**  
**463.48 SQ M**



## LOCATION

CHENEY MANOR INDUSTRIAL EMPLOYMENT AREA IS A POPULAR AND ESTABLISHED ESTATE APPROXIMATELY 1.5 MILES NORTH WEST 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 which is home to a wide variety of occupiers large and small.

Ravenseft Park, which comprises 7 modern warehouse units, forms part of the wider Cheney Manor Industrial Estate and has excellent direct access to Junction 16 of the M4 motorway, less than 4 miles to the south west with Junction 15 being only 6.5 miles to the south east.



## DESCRIPTION

Unit 1 Ravenseft Park 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 & female wcs 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 rising to 5.25m at the midpoint, 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.





## SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

AREA	SQ FT	SQ M
Warehouse	4,518	429.72
Offices inc WC's	471	43.76
<b>TOTAL</b>	<b>4,989</b>	<b>463.48</b>

## BUSINESS RATES

The Valuation Office lists as warehouse and premises with a Rateable Value of £33,500.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)



## EPC

The EPC rating for the Premises is C (71).

## TERMS

The premises are available to lease by way of a new Full repairing & Insuring Lease direct from the Landlord for a term of years to be agreed.

## RENT

Unit 1 is available to lease at £45,000 per annum exclusive of Business Rates, Estate Service Charge, Building Insurance, Utilities and VAT as appropriate.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs.



## REFERENCES/ RENTAL DEPOSITS

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenant establishes the VAT implications before entering into any agreement.

## ANTI MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## FURTHER INFORMATION

For further information, please contact the 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. WBM/AK Hollister HD2607 05/24



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RAVENSEFT PARK**

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**REFURBISHED WAREHOUSE UNIT  
WITH YARD**