



UNITS 5 & 6 RAVENSEFT PARK

CHENEY MANOR
SWINDON SN2 2QJ

TO LET
REFURBISHED
WAREHOUSE
UNITS WITH
YARD

15,298 SQ FT
1,421.2 SQ M



Mordon Sporting Hub

6

5

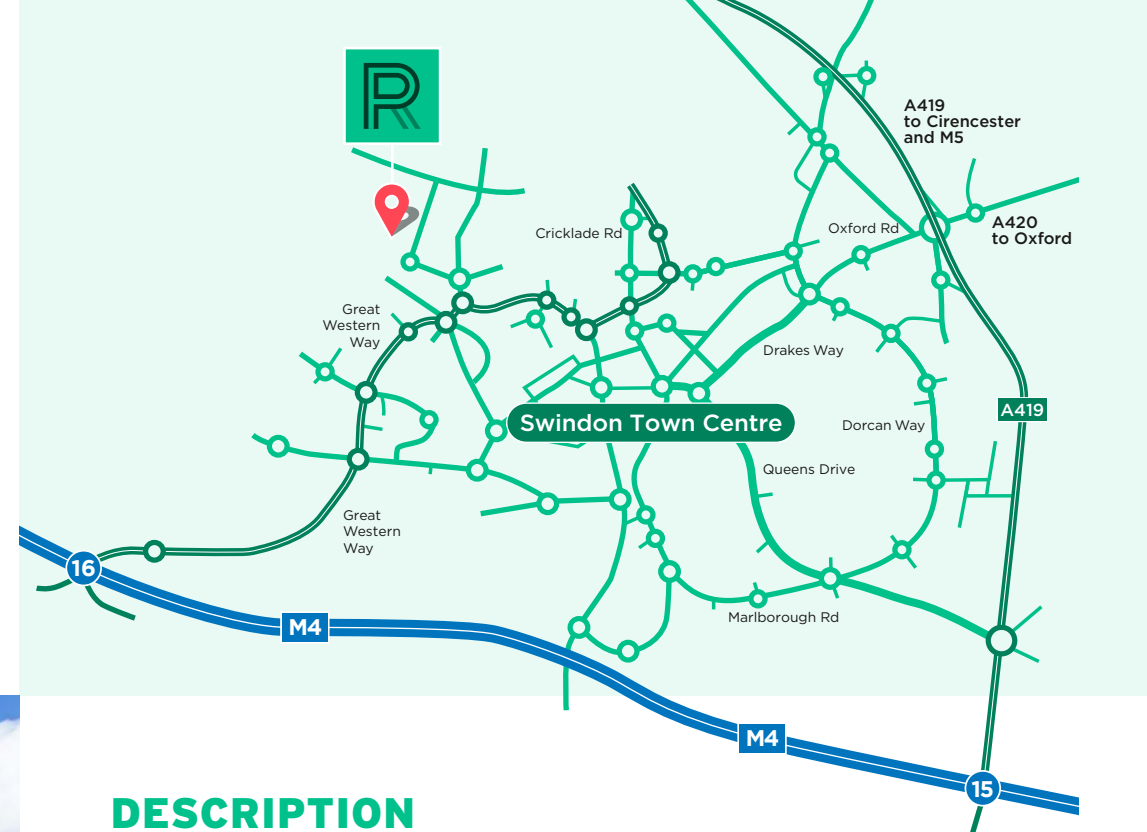
Residential Development
Coming Soon

LOCATION

CHENEY MANOR INDUSTRIAL EMPLOYMENT AREA IS A POPULAR AND ESTABLISHED ESTATE APPROXIMATELY 1.5 MILES NORTH WEST OF SWINDON TOWN CENTRE.

The very busy estate located just off the Great Western Way dual carriageway via Cheney Manor Road is home to a wide variety of large and small occupiers.

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

Units 5 & 6 Ravenseft Park have been extensively refurbished and provide modern industrial units of portal frame construction under an insulated metal clad roof. New high density rooflights provide good natural light.

The refurbished reception/office areas at the front benefit from suspended ceilings, recessed LED lighting, central heating and carpets. There are separate male & female wcs together with kitchenette facilities.

Vehicular access to each unit is via an electric roller shutter door (2 in total) measuring 5m high by 3.65m wide. The warehouses, with an internal eaves height of approx 6.35m raising to 8.1m at the central ridge, have painted floors and walls with LED lighting and a 3 phase electricity supply.

Externally there is a part concreted and part tarmaced yard area which can be fenced to provide additional security.





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.

FLOOR AREAS

UNIT	SQ FT	SQ M
Unit 5	7,649	710.6
Unit 6	7,649	710.6
TOTAL	15,298	1,421.2

BUSINESS RATES

The Valuation Office Agency lists both units as “warehouse and premises”.

Unit 5 has a Rateable Value of £40,000 and Unit 6 has an RV of £55,500.

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

ENERGY PERFORMANCE CERTIFICATES

The EPC rating for Unit 5 is C (73) and for unit 6 it is C (64). These Certificates remain valid until May 2034.

TERMS

The two units are available to lease by way of a Full Repairing & Insuring Leases direct from the Landlord, together or individually, for a term of years to be agreed.

RENT

The units are available together at a rent of £115,000 per annum exclusive. Individually they are available at £61,000 per annum exclusive each.

All rents quoted are 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.



RALPH WELLS
07957 739858
ralph@wbmproperty.co.uk



JAMES GREGORY
07917 188006
jgregory@alderking.com

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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REFURBISHED WAREHOUSE UNITS
WITH YARD