

TO LET 205,571 SQ FT (19,098 SQ M) ON 8.62 ACRES (ON 3.49 HA)

WAREHOUSE | DISTRIBUTION | MANUFACTURING

SN200

CHENEY MANOR INDUSTRIAL ESTATE | SWINDON | SN2 2QG

/// PETTY.LIKELY.SWIFT

WWW.SN200.CO.UK

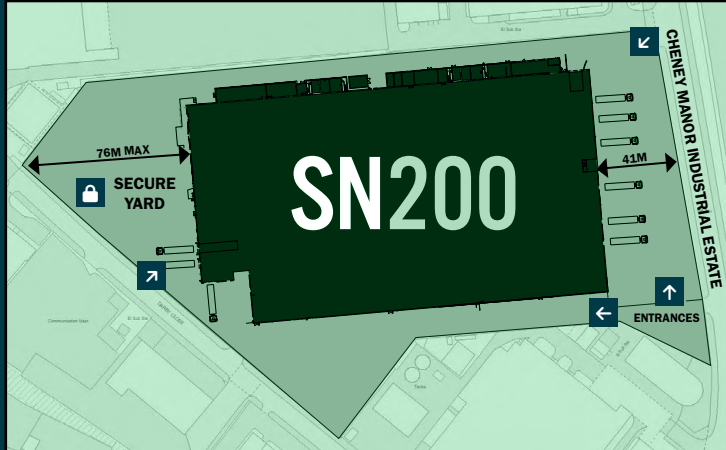
SN200

TO LET 205,571 SQ FT (19,098 SQ M) ON 8.62 ACRES (ON 3.49 HA)

HARD WORKING
FULLY FUNCTIONAL
LARGE WORKFORCE
BIG WAREHOUSE
360° SITE CIRCULATION
IMMEDIATE OCCUPATION



SN200



BIG WAREHOUSE

MAIN WAREHOUSE	198,004 SQ FT	18,395 SQ M
STORES AND PLANT ROOM	7,567 SQ FT	703 SQ M
TOTAL	205,571 SQ FT	19,098 SQ M

MEASURED ON A GIA BASIS



WAREHOUSE

EXCELLENT NATURAL LIGHT



15% SKY LIGHTS



RECENTLY REFURBISHED ROOF



18FT (5.5M) CLEAR EAVES HEIGHT



LED LIGHTING TO WAREHOUSE

NINE LOADING DOORS



CROSS DOCK POTENTIAL



9 RECENTLY REFURBISHED LOADING DOORS



SEPTEMBER 2020

SITE

360° SITE CIRCULATION



DETACHED BUILDING



8.62 ACRES SELF-CONTAINED SITE



24-HOUR ACCESS



MULTIPLE POINTS OF ACCESS INTO WAREHOUSE

LARGE SECURE FRONT YARD



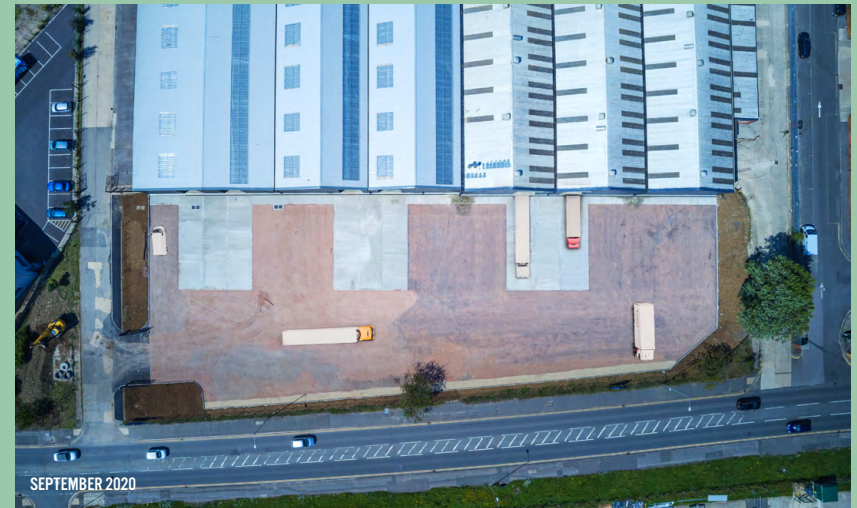
3 ACCESS POINTS INTO SITE



UP TO 50 HGV PARKING SPACES



60 CAR PARKING SPACES



SEPTEMBER 2020

SN200

EXCELLENT CONNECTIONS

BUS TIMES

FROM CHENEY MANOR INDUSTRIAL ESTATE
BUS STOPS DIRECTLY OUTSIDE

SWINDON TOWN CENTRE	15 MINS
SWINDON BUS STATION	26 MINS

SOURCE: SWINDON BUS

TRAIN TIMES

FROM SWINDON RAILWAY STATION
1.5 MILES TO SWINDON RAILWAY STATION

BRISTOL TEMPLE MEADS	38 MINS
LONDON PADDINGTON	55 MINS

SOURCE: TRAINLINE

DRIVE TIMES

SWINDON TOWN CENTRE	8 MINS
J16 M4	9 MINS
BRISTOL	45 MINS
OXFORD	50 MINS
BRISTOL AIRPORT	1 HR
HEATHROW AIRPORT	1 HR 10 MINS
SOUTHAMPTON	1 HR 20 MINS
BIRMINGHAM	1 HR 40 MINS
LONDON	1 HR 50 MINS
GATWICK AIRPORT	1 HR 50 MINS

SOURCE: GOOGLE MAPS



SN200

UK COMPARATIVE RENTS

THRIVING LABOUR POOL

AVERAGE SALARY 2022:

UK	£40.0 k
SWINDON	£41.0 k

UNEMPLOYMENT RATE 2022:

UK	3.8%
SWINDON	3.2%

SOURCE: www.plumplot.co.uk/Swindon-salary-and-unemployment.html



SN200

SERVICES

The premises are connected to mains electricity, gas, water and drainage.

TERMS

Quoting rent is £4.50 per sq ft. The premises is available by way of a new Fully repairing and Insuring Lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

PLANNING

The premises has planning consent for B8 Storage & Distribution. Interested parties should make their own enquiries to Swindon Borough Council (01793 445500).

BUSINESS RATES

The premises is the subject to a re-assessment. Please contact the agents for further information.

DUE DILIGENCE

The occupier will be required to submit documentation to satisfy Anti-Money Laundering Regulations.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank/ Whitmarsh Lockhart will require any tenant/purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

FURTHER INFORMATION



Russell Crofts
russell.crofts@knightfrank.com

Ed Rohleder
ed.rohleder@knightfrank.com



Paul Whitmarsh
paul@whitmarshlockhart.com

Chris Brooks
chris@whitmarshlockhart.com

On the instructions of



WWW.SN200.CO.UK

IMPORTANT NOTICE

- 1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. Show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. Particulars dated MAY 2023. All Photographs and videos dated SEPTEMBER 2022.