

# SN200

CHENEY MANOR  
INDUSTRIAL ESTATE  
SWINDON  
SN2 2QG

///PETTY.LIKELY.SWIFT

FULLY SERVICED  
OPEN STORAGE  
PLOTS TO LET  
**FROM 2 ACRES - 8.6 ACRES**

SN200SWINDON

# FULLY SECURE SITE



FULLY SERVICED  
PLOTS TO LET



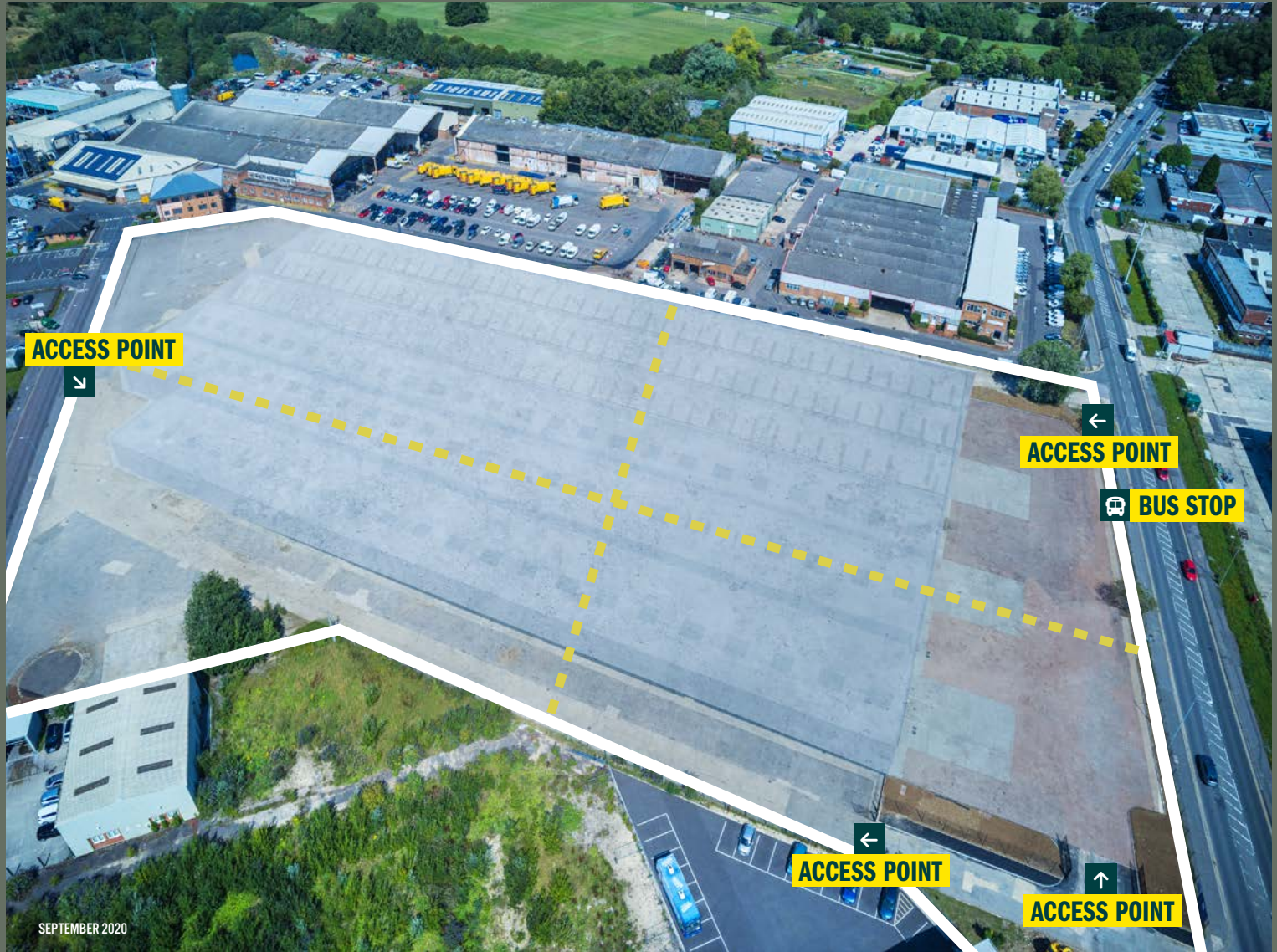
VARIOUS  
SIZES AVAILABLE



FROM 2 ACRES  
TO 8.6 ACRES



OPTION FOR  
DEDICATED ACCESS



SN200SWINDON

# FLEXIBLE OPEN STORAGE



## OVERFLOW PARKING

- SPACE FOR 200 - 1200+ CARS
- SURROUNDED BY AMENITIES
- BUS STOP ADJACENT



## SECURE LORRY PARK

- SECURE HGV PARKING
- CONTAINER STORAGE
- 9 MINS FROM M4
- MIDWAY BETWEEN LONDON & CARDIFF



## LAST MILE DELIVERY

- 1200+ VANS READY FOR DELIVERY
- 2K+ PEOPLE PER SQUARE MILE
- 8 MINS TO SWINDON TOWN CENTRE



# EXCELLENT CONNECTIONS



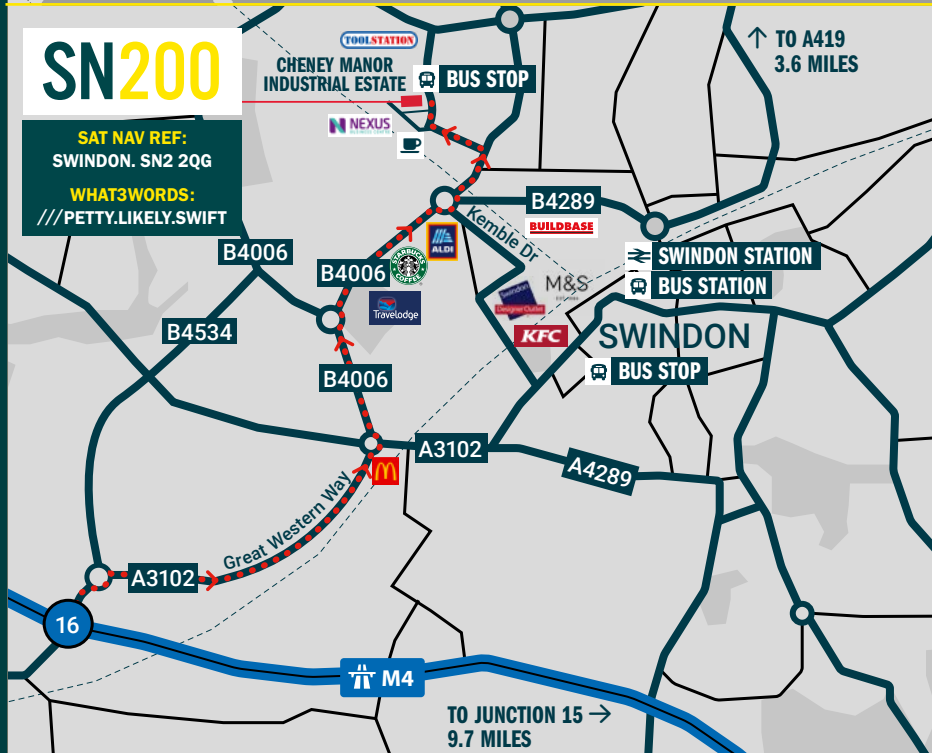
**8 MINS  
TOWN CENTRE**



**9 MINS  
J16 M4**



**80 MILES  
TO LONDON**



Swindon is the principal town of North Wiltshire and strategically positioned between Junctions 15 and 16 of the M4 motorway.

London is approximately 80 miles to the east and Bristol 40 miles to the west.

Cheney Manor Industrial Estate is centrally located 2 miles north west of Swindon town centre.

Access is gained via the A3102 Great Western Way

### BUS TIMES

FROM CHENEY MANOR INDUSTRIAL ESTATE  
BUS STOPS DIRECTLY OUTSIDE

SWINDON TOWN CENTRE	15 MINS
SWINDON BUS STATION	26 MINS

SOURCE: SWINDON BUS

### 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

# SN200

# SN200

**CHENEY MANOR  
INDUSTRIAL ESTATE  
SWINDON  
SN2 2QG**

**///PETTY.LIKELY.SWIFT**

## FURTHER INFORMATION

### TERMS

The plots are available by way of a new Fully repairing and Insuring Lease for a term to be agreed. Please contact the agents for quoting rents.

### SERVICES

The premises are connected to mains electricity and water.

### 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 reassessment. 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.



**Russell Crofts**  
[russell.crofts@knightfrank.com](mailto:russell.crofts@knightfrank.com)  
07990 707 723

**Ed Rohleder**  
[ed.rohleder@knightfrank.com](mailto:ed.rohleder@knightfrank.com)  
07775 115 969



**Paul Whitmarsh**  
[paul@whitmarshlockhart.com](mailto:paul@whitmarshlockhart.com)  
07880 728 181

**Chris Brooks**  
[chris@whitmarshlockhart.com](mailto:chris@whitmarshlockhart.com)  
07733 114 566

On the instructions of



### 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, notices 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 APRIL 2024. All Photographs and videos dated APRIL 2022.

Designed & produced by [kubiakcreative.com](https://www.kubiakcreative.com) 225350 05-23