

WWW.SN200.CO.UK

BIG WAREHOUSE SMALL RENT BIG VALUE AVAILABLE FOR IMMEDIATE OCCUPATION

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

SN200

CHENEY MANOR INDUSTRIAL ESTATE | SWINDON | SN2 2QW

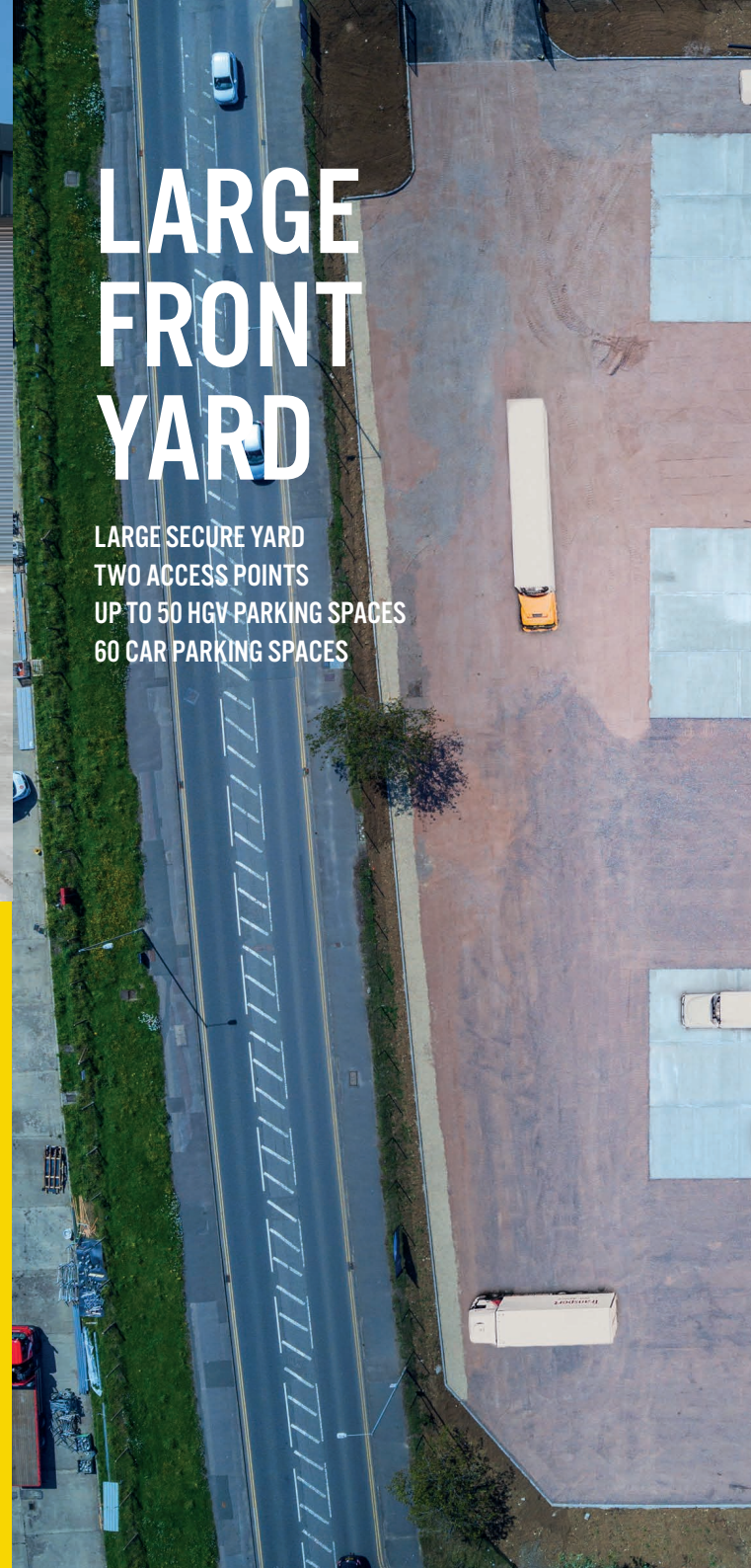
BRAND NEW ROOF

10 YEAR GUARANTEE
15% SKY LIGHTS
18FT (5.5M) CLEAR EAVES HEIGHT



LARGE FRONT YARD

LARGE SECURE YARD
TWO ACCESS POINTS
UP TO 50 HGV PARKING SPACES
60 CAR PARKING SPACES



NEW LOADING DOORS

6 NEW LOADING DOORS
9 LOADING DOORS IN TOTAL
CROSS DOCK POTENTIAL

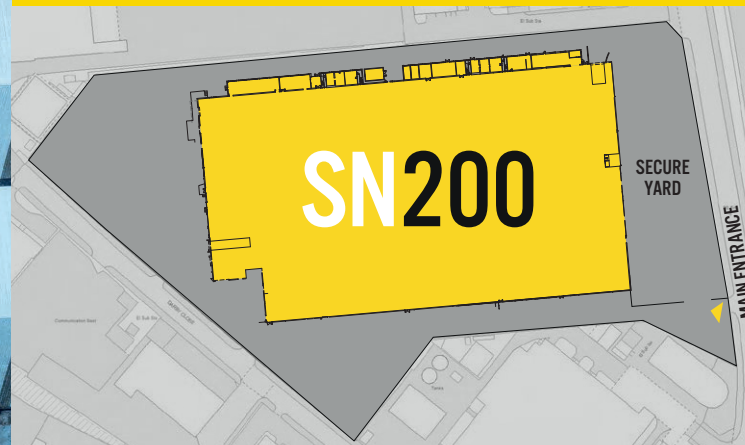
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360° SITE CIRCULATION

DETACHED BUILDING
SELF-CONTAINED SITE
24-HOUR ACCESS

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



CLEAN & CLEAR INTERNAL WAREHOUSE

NEW LOOK IMPROVED FUNCTIONALITY

SN200



EXCELLENT ACCESS TO CENTRAL SWINDON & J16 M4

2 MILES TO SWINDON TOWN CENTRE
4 MILES TO JUNCTION 16 M4
40 MILES TO BRISTOL
80 MILES TO LONDON

SERVICES:

THE PREMISES ARE CONNECTED TO MAINS ELECTRICITY, GAS, WATER AND DRAINAGE.

TERMS:

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 IS AVAILABLE UPON REQUEST.

NEARBY OCCUPIERS INCLUDE:

- M&S
- BMW
- ALDI
- B&Q
- AMAZON

PLANNING:

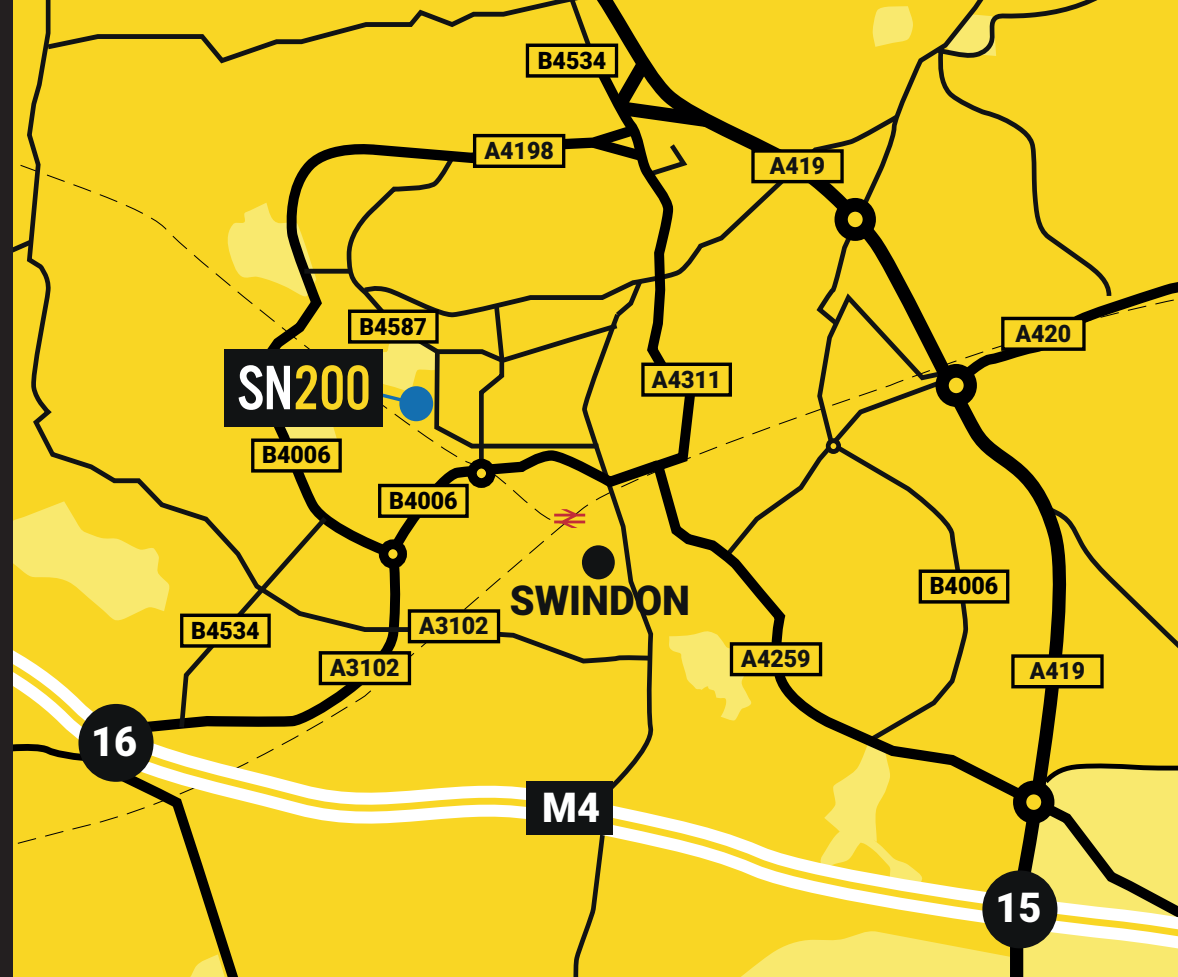
THE PREMISES HAS PLANNING CONSENT FOR B8 STORAGE & DISTRIBUTION. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES TO SWINDON BOROUGH COUNCIL (01793 445500).

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.



RUSSELL CROFTS

RUSSELL.CROFTS@KNIGHTFRANK.COM

RHYS JONES

RHYS.JONES@KNIGHTFRANK.COM



PAUL WHITMARSH

PAUL@WHITMARSHLOCKHART.COM

CHRIS BROOKS

CHRIS@WHITMARSHLOCKHART.COM



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