



CHENEY MANOR

INDUSTRIAL ESTATE

Swindon SN2 2QG



TO BE REFURBISHED

TO LET/FOR SALE

Extensive Warehouse/Production Facility

203,200sq ft on a 8.71 acre (3.53ha) site



- 1 Cheney Manor Industrial Park
- 2 Swindon Designer Outlet
- 3 The Brunel Shopping Centre
- 4 The Parade Shopping Centre
- 5 Oasis Leisure Centre Swindon
- 6 Tesco Extra
- 7 Mannington Recreation Ground
- 8 B&Q

Key features

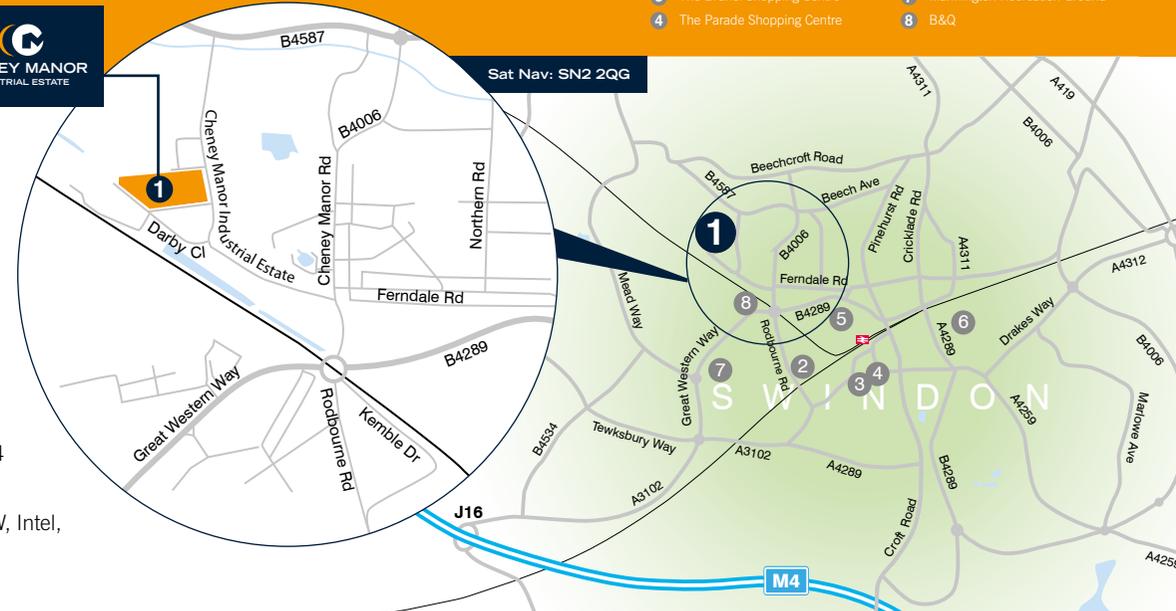
- // 203,200sq ft warehouse/production unit
- // 8.71ac (3.53ha) site
- // 5.87m (19ft) eaves height
- // 4 loading doors
- // 24hr access
- // Low rental cost

Location

The Cheney Manor Industrial Estate is located in west Swindon approximately a mile northwest of the town centre. It is a major employment area with a mixture of uses including warehousing, trade counter, automotive and recycling.

Swindon is a large and rapidly growing town with a population of 210,000. It is located 71 miles due west of London and is served by the M4 motorway and the Great Western mainline railway.

Major employers in Swindon include Honda, BMW, Intel, N Power and Smiths News.



Description

The property is a detached manufacturing/warehouse facility with surrounding access roads and loading/hardstanding areas, set within a secure perimeter. The building comprises six inter-linked steel portal framed warehouses. The roof comprises a combination of built up system insulated steel; uninsulated steel and asbestos cement. There is an average of 10% skylights throughout.

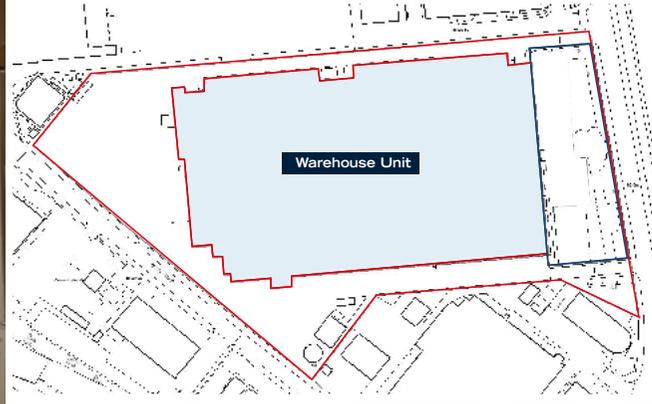
The warehouse has two tailgate loading doors and one level access loading door in the rear elevation for HGV loading from the large loading/hardstanding area. Internally the warehouse provides clear warehousing with a 5.87m (19ft) eaves height.

There is ground and first floor ancillary accommodation along the northern elevation. To the front of the site, facing the estate road, there is a land plot which is currently vacant and available by separate negotiation for either further parking or other storage uses, subject to planning permission. This is outlined blue on the site plan.



Accommodation

Warehouse (GIA)	Ground floor	203,200 sq ft.
	First floor ancillary	(Not measured)



Services

The unit is fully fitted with 3 phase electricity throughout. There is mains gas, water and mains drainage to the premises. All services will be certificated prior to occupation (where required).

Tenure

The unit is to be let on a new fully repairing and insuring lease for a term of years to be agreed.

Rent

On application.

Rateable Value

The premises is listed as:

Factory and premises at £272,500.

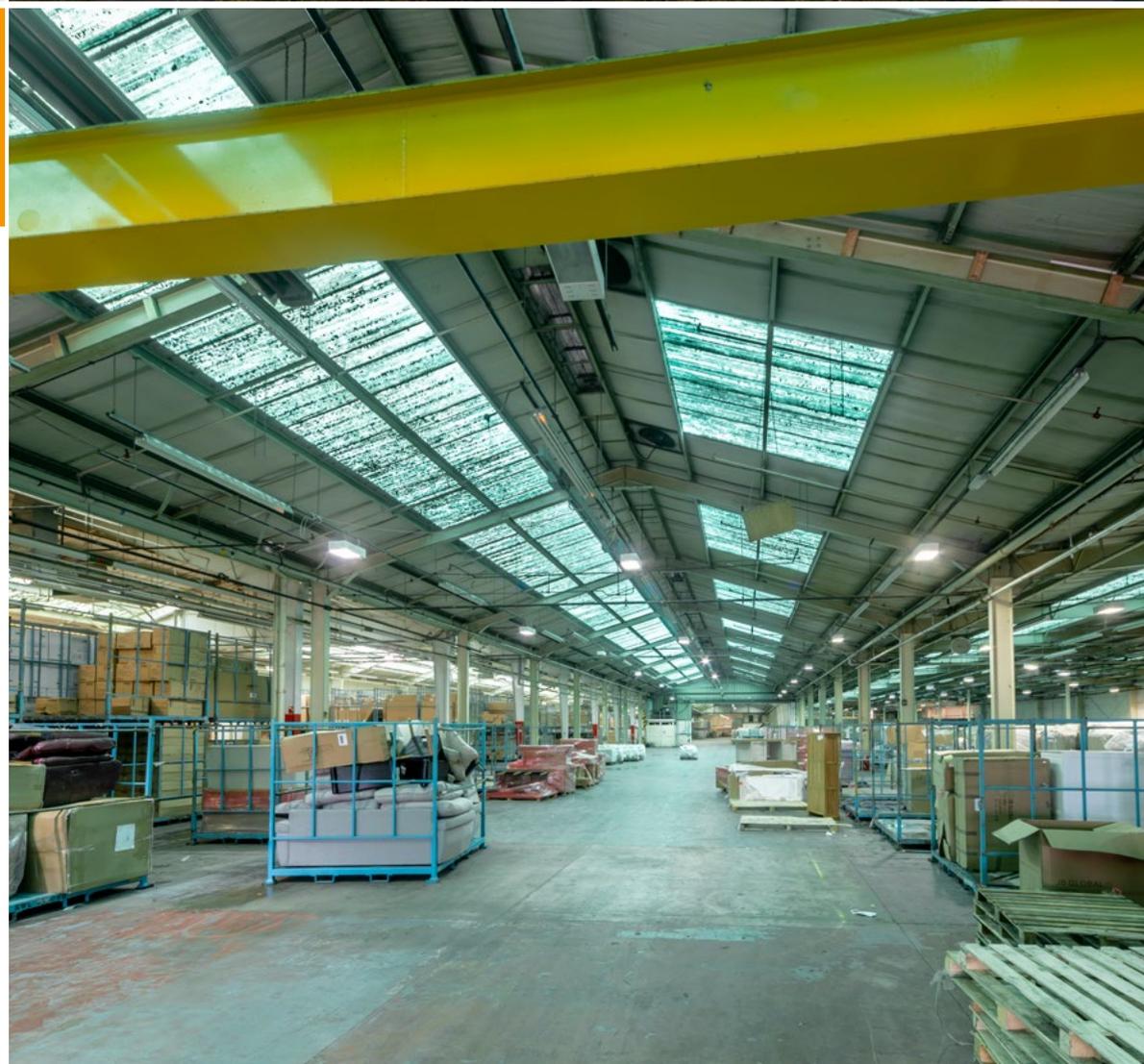
Please contact the agents for further details on rates payable.

EPC

The unit has an EPC rating of D84. A copy of the certificate is available on request.

Floor Plans

A copy of scale floor plans are available on request.



Further Information

For further information or an appointment to view please contact joint agents.



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