



INDUSTRIAL/WAREHOUSE UNIT TO BE FULLY REFURBISHED

Unit 5 - 4,935 sq.ft

AVAILABLE
TO LET



Cheney Manor Industrial Estate,
Lynton Road, Swindon, SN2 2QJ

Unit 5



Well known occupiers on site



Established trade location



Terraced industrial unit

KEY FEATURES



Unit totalling 4,935 sq.ft



Steel portal frame construction



1 roller shutter door



3 phase electric



Eaves height - 4.1m ridge height - 5.1m



Car park: 7 spaces



Office & Ancillary space



W/Cs



Established trade location



Well known occupiers on site



Very busy thoroughfare



Indicative images for illustrative purposes only.

LOCATION

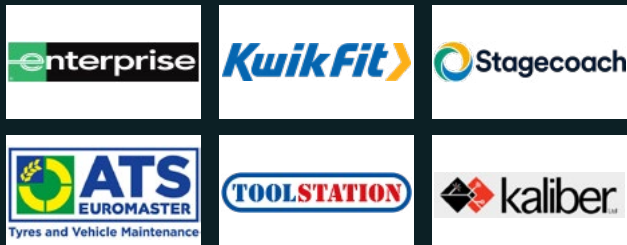
Swindon is located in southwest England, in the county of Wiltshire, 82 miles (132 km) west of London. Oxford is approximately 29 miles (47 km) to the north east and Bristol 45 miles (72 km) to the west.

The town benefits from close proximity to the M4 (Junctions 15 and 16) which provides a fast road link to London and Bristol, while the A419 dual carriageway provides a link to Gloucester and Cheltenham to the north. Swindon station provides main line trains to London Paddington with a fastest journey time of 57 minutes.

The property is situated on the east side of Darby Close, which is the main road through the industrial area, with Lynton Road being the access road which runs onto the site.

SURROUNDING OCCUPIERS

Cheney Manor Industrial Estate is located on the east side of Darby Close, the main road through an established industrial area. Local occupiers include:





FURTHER INFORMATION

TERMS

The property is available by way of new full repairing and insuring lease for a term of years to be agreed. The rent is available on application and is exclusive of business rates, service charge, buildings insurance and VAT.

EPC

EPC – D93

BUSINESS RATES

The property currently has a Rateable Value of £32,750 valid from April 2023.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
enquiries@fi-rem.com
www.fi-rem.com

FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. **March 2024**



Indicative image for illustrative purposes only.



LUKE WHITMARSH
M: 07501 611862
luke.whitmarsh@realestate.bnpparibas

JOSH GUNN
M: 07826 889595
josh.gunn@realestate.bnpparibas



CHRIS BROOKS
M: 07733 114566
chris@whitmarshlockhart.com