

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

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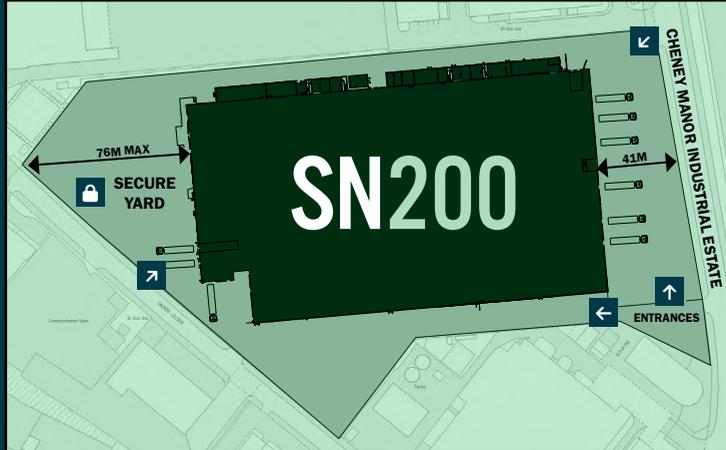
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TO LET 205,571 SQ FT (19,098 SQ M) ON 8.62 ACRES (ON 3.49 HA)

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



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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

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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



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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



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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



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On the instructions of



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(4) VAT: The VAT position relating to the property may change without notice.

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