Whitmarsh Lockhart

TO LET



Unit 23 Enterprise House, Cheney Manor Industrial Estate

Swindon, SN2 2YZ

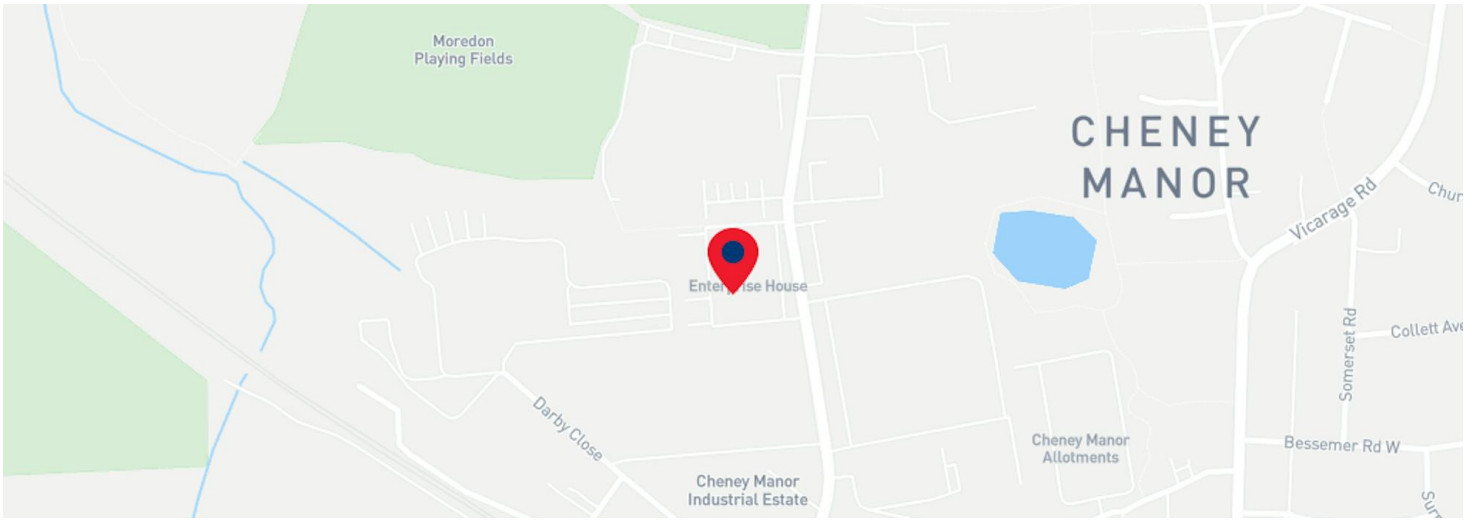
LIGHT INDUSTRIAL / WAREHOUSE UNIT

1,441 sq ft
(133.87 sq m)

- END OF TERRACE UNIT
- ALLOCATED PARKING AREAS
- MINIMUM INTERNAL EAVES HEIGHT OF 4.25M
- ROLLER SHUTTER DOOR ACCESS
- OFFICE AND WCS

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Summary

Available Size	1,441 sq ft / 133.87 sq m
Rent	£12,500 per annum
Rateable Value	£12,750
Rates Payable	£5,508 per annum
EPC	D (79)

Location

Cheney Manor is a popular and successful employment area, well located in central Swindon.

The Estate is 2.3 miles from the town centre and 4.1 miles from J16 of the M4 motorway, via the Great Western Way dual carriageway.

Enterprise House holds a prominent location onto the principle estate road.

Unit 23 is an end-of-terrace unit, situated to the rear of the Estate.

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Description

Unit 23 forms an end-of-terrace unit, constructed of a clear span portal frame.

Vehicle access to the unit is gained via a roller shutter door to the front.

Internally, the unit benefits from a small office and WC area.

The Internal eaves height is 4.25m.

There is allocated parking on site with additional parking available by separate negotiation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Light Industrial Warehouse	1,187	110.28
Ground - Office / WCs	254	23.60
Total	**1,441**	**133.88**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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UNIT
23
ENTRANCE
FLIGHTLINE
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