

Unit F Chelworth Industrial Estate

Braydon Lane, Cricklade, SN6 6HE



Key Highlights

- 9,417 sq ft
- 4.3 m eaves
- Covered loading bay
- Industrial/warehouse uses
- £58,500 per annum exclusive
- Dock level loading
- 3 phase power
- HGV Access to site



Location

The Chelworth Industrial Estate is situated approximately 2 miles west of the market town of Cricklade and is accessed from the B4553 and Chelworth Road.

The estate provides fast and easy access to the A419 dual carriageway which links with Swindon and Junction 16 of the M4 to the south as well as Cirencester and the M5 to the north at Gloucester.

Cricklade provides a wide range of local shops and amenities.

Description

Unit F is a semi-detached unit of steel frame construction with mixed Cotswold stone block and profile metal sheet cladding to the elevations.

There are two dock level loading doors leading onto a covered loading bay. Internally, the warehouse has existing lighting and an eaves height of 4.3m.

To the front elevation is a two storey office block providing mainly open plan accommodation with kitchenette and WC's

Accommodation

The accommodation comprises of the following areas measured on a gross internal basis:-

Name	sq ft	sq m
Ground - Warehouse	6,817	633.32
Ground - Covered loading bay	1,535	142.61
Ground - Offices	549	51
1st - Offices	516	47.94
Total	9,417	874.87

Terms

The unit available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £58,500 per annum exclusive of VAT, service charge, business rates and all other costs of occupation.

Flexible, all inclusive terms on part or all of the property will be considered. Further information is available on application.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

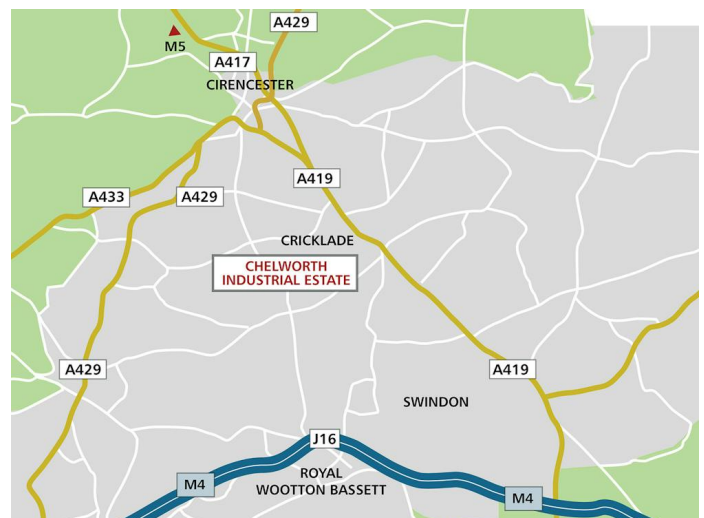
The property has a rateable value of £55,500.

Utilities

Three phase electricity is available to the property and sub-metered via the Landlord's main supply. There is no mains gas.

EPC

The property currently has a rating within Band E.



Contact

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