TO LET / FOR SALE - INDUSTRIAL

Units C and D, The Old Bakery

Kiln Lane, Cheney Manor, Swindon, SN2 2NP



Key Highlights

- 7,807 sq ft
- Secure site
- Insulated, modern roof replaced in 2021
- Private yard and parking
- £750,000 exclusive
- Fully fenced and gated
- Offices and reception area





Location

The property is located on Kiln Lane on the edge of the established an popular Cheney Manor Industrial Estate. It is conveniently located for access to Great Western Way, which links Swindon town centre to the M4 Motorway (Junction 16) which lies 3 miles to the west.

The main Cheney Manor estate road is a busy through connecting central Swindon with the north of the town as well as the A419 dual carriageway via Thamesdown Drive.

Description

The property is of concrete frame construction with an insulated metal sheet roof that was replaced including new gutters in 2021. The site is fully fenced and gated with the benefit of a private yard .

Unit C is accessed via an electric roller shutter door with a separate personnel door alongside leading into a two storey reception and office area. The offices are fully carpeted with double glazed windows, window blinds, lighting and gas fired central heating. The warehouse eaves height is approximately 3.8m rising to 6.25m at the apex. There is also additional storage space available on a perimeter mezzanine floor.

Unit D has separate loading and personnel door access and benefits from its own WC and kitchenette as well as additional storage on a steel frame mezzanine. The eaves height is 3.75m rising to 5.9m at the apex.

Unit D1 provides self contained, two story office / studio space. There is a lobby, WC and single room on the ground floor whilst the fist floor has a single open plan room with a separate WC and shower. The offices are carpeted & have central heating.

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice and accommodation comprises of the following areas:

Name	sq ft	sq m
Unit - C Ground Floor Warehouse	4,423	410.91
Unit - C - First Floor Offices	465	43.20
Unit - D Ground Floor Warehouse	1,981	184.04
Unit - D Mezzanine	262	24.34
Unit - D1 Ground Floor Office	336	31.22
Unit - D1 First Floor Office	340	31.59
Total	**7,807**	**725.30**

What3Words

The what3words location is ///share.lift.violin

Terms

The property is available to purchase on a freehold basis with vacant possession. The guide price of £750,000 exclusive of VAT.

Alternatively, a new lease is available at a quoting rent of £54,750 per annum exclusive of VAT, Business Rates and all other costs of occupation.

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

Business Rates

The rateable value is £32,500. The Uniform Business Rates multiplier is currently 0.499 making the rates payable approximately £16,217.50.

EPC's

The unit has and Energy Performance rating of 84 within Band D.

Utilities

We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.

Anti Money Laundering Regulation

A prospective purchaser or tenant will be required to provide information to satisfy these regulations.

Viewings

To arrange a viewing or for any further information please contact the selling agent.







Contact

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