TO LET - INDUSTRIAL

Warehouse Two

Chelworth Industrial Estate, Cricklade, Swindon, SN6 6HE

Key Highlights

- 37,612 sq ft
- 10 m eaves
- Fully fitted air conditioned offices
- Concrete service yard
- 4 dock level loading doors
- 1 surface level loading door
- LED lighting
- Exisiting racking (if required)

loveday

Location

The Chelworth Industrial Estate is situated immediately to the west of Cricklade and the A419 dual carriageway. It's accessed from the B4553 and provides fast and easy access to Swindon and junction 15 of the M4 to the south (12 miles) as well as Cirencester (7 miles) and the M5 to the north at Gloucester (24 miles).

From early 2027, the A417 Missing Link dual carriageway works between Brockworth and Cowley will be completed, greatly improving drive times between the M4 and M5 motorways.

Description

Warehouse Two is a high quality, purpose built logistics facility constructed in 2020. It benefits from 4 dock level loading doors, 1 surface level loading door and a 10m eaves height. Internally, there are two storey, air conditioned offices with a 500kg passenger lift and kitchen and staff facilities.

Externally, there is a concrete loading yard as well as extensive parking and external storage areas. The site is fenced and gated.

The existing racking can be left in situ if required.

Accommodation

The accommodation comprises the following gross internal areas in accordance with the RICS Code of Measuring Practice:

Name	sq ft	sq m
Ground - Warehouse	35,210	3,271.12
Ground - Office	1,192	110.74
1st - Office	1,210	112.41
Total	**37,612**	**3,494.27**

What3Words

///whisker.under.parent

Terms

The property is available by way of a new full repairing lease for a term to be agreed.

The rent is £360,000 per annum exclusive of VAT, service charge, business rates and all other costs of occupation.

Business Rates

The property is assessed as “Warehouse and Premises” and has a rateable value of £272,500.

EPC

An EPC is being prepared and will be available on completion.

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

For further information or to arrange an inspection, please contact Alastair Andrews at Loveday.
07989 512606
alastair@loveday.uk.com

Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 25/08/2026