

**DRAFT**

**TO LET**

PART OR WHOLE UNIT 2, CHELWORTH INDUSTRIAL  
ESTATE, CRICKLADE, SWINDON, SN6 6HE



385 - 680.99M<sup>2</sup> (4,151 – 7,329FT<sup>2</sup>)  
MODERN INDUSTRIAL UNIT  
WELL PRESENTED OFFICES  
SECURE YARD AND PARKING

**CONTACT RALPH WELLS 07957 739 858**

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## LOCATION

Cricklade is conveniently located between Cirencester and Swindon, just off the A419 which provides access to both the M5 and M4 motorways. Chelworth Industrial Estate is a very well established industrial estate situated on the outskirts of Cricklade and is a popular location for both distribution and general industrial occupiers. Local occupiers include Watsons Petroleum, Great Western Packaging Company, Ellen's Express Transport and Unique Seafoods.

## DESCRIPTION

Unit 2 is a modern industrial unit of steel portal frame construction under a galvanised steel insulated roof, incorporating rooflights under steel elevations. The unit is well presented with offices that have been finished to a high standard including tiled floors, suspended ceilings with lighting throughout, double glazed windows with shutters, fully tiled male and female wcs, shower and disabled facilities, oil fired central heating and smoke and intruder alarms.

Unit 2 has a clear span space with a minimum eaves height of 5.5m

Note: The unit benefits from having electricity generating cells on the roof providing an opportunity for the tenant to reduce electricity costs.

## ACCOMMODATION

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice)

### Unit 2

Warehouse	508.61m <sup>2</sup>	5,474ft <sup>2</sup>
Offices	172.38m <sup>2</sup>	1,855ft <sup>2</sup>
<b>TOTAL</b>	<b>680.99m<sup>2</sup></b>	<b>7,329ft<sup>2</sup></b>

## LEASE

The properties are available by way of a new lease agreement for a term to be agreed.

## RENT

Part: £37,000 per annum exclusive.  
Whole: £65,000 per annum exclusive.

## BUSINESS RATES

Please contact the Valuation Office or Swindon Borough Council Rates Department for further information.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been instructed.

## FOR FURTHER INFORMATION

Please contact:  
Ralph Wells  
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## Unit 11 Dorcan Business Village, Swindon SN3 5HY

**IMPORTANT NOTICE:** These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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