

to let

On the instructions of



Former King Lifting Site Darby Close, Cheney Manor Industrial Estate Swindon, SN2 2PN

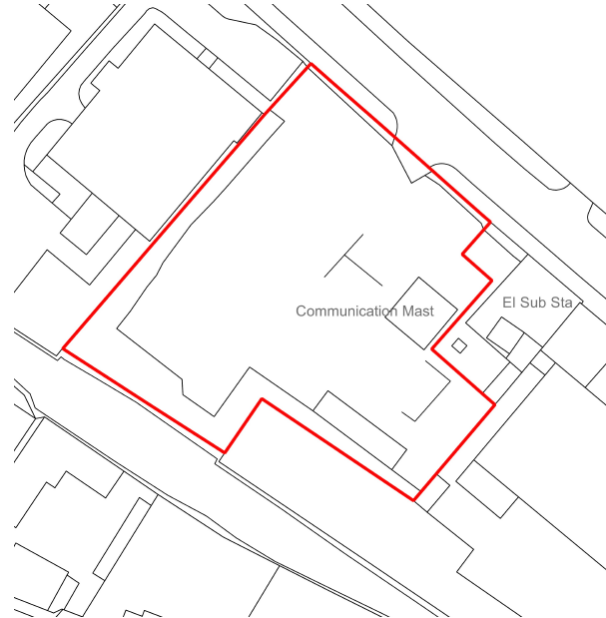
0.676 acres **0.274 hectares**



Fenced, hardstanding, open storage land in an established industrial location.

Location

The site is situated in the established Cheney Manor Industrial Estate on Darby Close which is the access road to the Swindon Borough Council household recycling centre and therefore is in a relatively prominent position with regarding to passing traffic.



Description

The site is laid to hard standing with metal post and chain linked security fencing with barbed wire above. There are also floodlights.

The site has previously had portacabin offices where the water supply and drainage has now been capped off.



Site with approximate boundary for identification only

Accommodation

The site provides approximately 0.676 acres (0.274 hectares)

Terms

The site is being offered by way of a new lease for a term to be agreed. The quoting rent is £21,500 per annum exclusive. VAT will be applicable to the rent.

Planning

The site is situated within the key employment area of Cheney Manor Industrial Estate. The site can be used for open storage including vehicle storage. Uses such as plant hire, car hire, container self storage or other uses which have an element of 'sales' to the public **may** require planning permission as will the erection of temporary structures and or /porta cabins.

The landlord does not wish to let the site for a salvage or recycling yard.

Business Rates

The tenant will be responsible for the rates payable. The site is currently assessed as Land Used for storage and premises with a rateable value of £22,500. This assessment does include a small office which has now been removed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Viewing and Further Information

The site can be viewed from the public highway but for further information or to arrange access to the site for a more detailed inspection, please contact:

Jeremy Sutton, Keningtons LLP

01793 423351 • jeremysutton@keningtons.com

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