



commercial property consultants

**TO LET**

**UNIT 2 RAVENSEFT PARK, CHENEY MANOR INDUSTRIAL  
ESTATE, SWINDON, SN2 2QJ**



458.19 M<sup>2</sup> (4,932 FT<sup>2</sup>)

MODERN INDUSTRIAL WAREHOUSE UNIT  
BUSY ROADSIDE INDUSTRIAL ESTATE  
TRADE LOCATION

**CONTACT RALPH WELLS 07957 739 858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

Cheney Manor Industrial Estate is a popular and established estate approximately 1.5 miles north of Swindon town centre. The estate is located just off the Great Western Way dual carriageway via Cheney Manor Road and is a very busy estate. It has excellent access to Junction 16 of the M4 motorway, 1.5 miles to the south west.

## DESCRIPTION

Unit 2 Ravensett was extensively refurbished and provides a modern industrial unit of portal frame construction, with brick clad elevations under an insulated metal clad roof, incorporating high density rooflights providing good natural light.

At the front of the unit there is a reception area and offices with separate male and female wcs, and kitchenette facilities. The office areas are fitted with suspended ceilings, recessed lighting and are centrally heated and carpeted. Vehicular access is gained via an electric roller shutter door. The warehouse has a three-phase electrical power supply, lighting and mains gas heating.

Externally, there is allocated car parking spaces to the front of the property.

## ACCOMODATION

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

Warehouse inc	
offices	458.19 m <sup>2</sup> 4,932 ft <sup>2</sup>
<b>TOTAL</b>	<b>458.19 m<sup>2</sup> 4,932 ft<sup>2</sup></b>

## LEASE

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

## RENT

The quoting rent is £46,950 per annum, exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

## BUSINESS RATES

Please contact the agents for further information.

## EPC

The property has an energy performance rating of C:68.

A copy of the EPC is available upon request.

## LEGAL COSTS

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

## FOR FURTHER INFORMATION

Please contact:

Ralph Wells  
WBM Commercial Property  
Mob: 07957 739 858  
Email: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

# CONTACT RALPH WELLS 07957 739 858

**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.

Registered Office: WBM Commercial Property Limited, Building 2A, D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA



**CONTACT RALPH WELLS 07957 739 858**

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.

Registered Office: WBM Commercial Property Limited, 4 Dorcan Business Village, Murdock Road, Swindon SN3 5HYF