



Kiln Lane, Cheney Manor Industrial Estate

Swindon, SN2 2NP

**SECURE WORKSHOP, OFFICES,
STORES AND STORAGE YARD
ON 0.33 ACRES.**

3,828 sq ft
(355.63 sq m)

- NEW LEASE AGREEMENT
- SECURE SURFACED COMPOUND
- FITTED OFFICES
- WORKSHOP FACILITY

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Summary

Available Size	3,828 sq ft / 355.63 sq m
Rent	£40,000 per annum
Rateable Value	£21,250
Rates Payable	£10,603.75 per annum
EPC	E (115)

Location

Cheney Manor Industrial Estate forms one of the principle employment areas within Swindon approximately 1 mile north west of Swindon town centre.

The estate has excellent access to the motorway via the Great Western Way dual carriageway and Junction 16 is 3.7 miles to the west.

Kiln Lane forms a cul de sac of business units with direct access of Cheney Manor Road.

///what3words

<https://what3words.com/maker.life.blog>

Description

The premises comprise a secure storage compound on which there is a two storey office building, detached vehicle workshop facility and open sided store.

The compound has security gates and fencing to it and hard surfaced external areas.

Total site area 0.135 hectares (0.33 acres).

Accommodation

Description	sq ft	sq m
2-Storey offices & WC	1,070	99.41
Detached Vehicle Workshop	1,018	94.58
Open Fronted Stores/Store Room	1,740	161.65
Total	3,828	355.64

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Strictly by prior appointment through the sole agents.



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