



Industrial / Warehouse / Workshop

Fleet Garage, Cheney Manor Road, Swindon, SN2 2QB


Flexible Lease Terms Available


Available immediately


TO LET
8,756 sq ft

**AVISON
YOUNG**

Key highlights

Size
 **8,756 sq ft**

Energy credentials
 **EPC C (69)**

Eaves height
 **Minimum eaves height of 5m**

Accessibility
 **6 ground level loading doors**



Description

The property comprises a two-bay commercial vehicle repair workshop constructed of steel frame with a combination of clad and block elevations, under a metal profile roof, with a concrete floor.

Access to the property is via six electrically operated level loading doors towards the front of the property. Internally, the property benefits from ground and first floor office accommodation including WC facilities/kitchenette and ancillary storage. The minimum internal eaves height measures 5m rising to 5.88 meters in the second workshop bay. Lighting is provided by LED strip lights. Heating for the vehicle repair workshop is supplied by radiant heaters.

Externally there is a shared yard/car park with the operational BT depot. Car parking is within the dedicated areas within the **blue demise**.

Tenure

The unit is available by way of a new sublease of the remaining term, expiring 30th November 2031 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act. Flexible lease terms will be considered.

Accommodation

Floor	Sq ft	Sq m
Vehicle Repair Workshop	5,882	(546.50)
Ground & First Floor Office/Amenity space	2,873	(266.98)
Total Space	8,756	(813.48)

All areas are measured on an approximate gross internal basis.

Service Charge & Insurance

A Service Charge and Insurance costs are payable.

Rent

£65,670 per annum

Planning

Interested parties to make their own enquiries

Business rates

To be reassessed.

VAT

All costs are subject to Vat where applicable.



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Location

The property is located on the established Cheney Manor Estate approximately 4 miles from Junction 16 of the M4 and to the north-west of Swindon town centre.

If you would like to know more please get in touch.

James Short

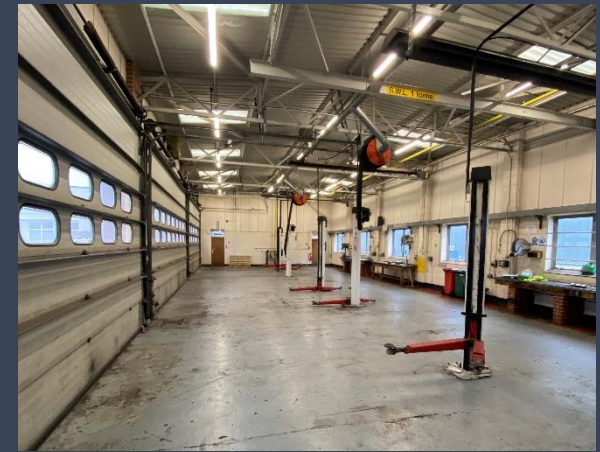
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