



Chelworth Park
Swindon, SN6 6HE

Storage Units & Yard Areas

800 Sq Ft Warehouse
(74.32 Sq M)

Yard areas from 0.3 – 1.3 acres
(0.12- 0.52 ha)

- Popular & well-established trading estate
- Good access to A419
- Range of yard areas

LOCATION

The Chelworth Industrial Estates are situated just west of the market town of Cricklade just off Braydon Lane. Good access is available to the M4 & M5 via the nearby A419.

DESCRIPTION

Chelworth Park offers a range of industrial units and yard areas. Including two modern, recently refurbished warehouse units extending to 800 Sq Ft each.

Secure yard areas from 0.1 acre to 1.3 acre are available, additional facilities such as office accommodation maybe available (subject to a separate charge).

ACCOMMODATION

The units have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

	Sq M	Sq Ft
Corner Unit with Yard	74.32	800
Small Unit	74.32	800
Yards	hectares	Acres
Back Yard 1	0.52	1.3
Small Yards	0.04	0.1

SERVICE CHARGE

A Service Charge will be payable for the upkeep and maintenance of the common parts.

SERVICES

We are advised that the units benefit from water and electricity. Prospective occupiers are advised to make their own investigations as to their state and condition.

TERMS

The units will be available to rent on a full repairing and insuring lease on terms to be agreed.

QUOTING RENT

	Quoting rent / Annum excl
Corner Unit with Yard	£12,000
Small Unit	£10,000
Back Yard 1	£45,000
Small Yards	From £18,000

PLANNING

Prospective occupiers are advised to make their own enquiries with the Local Planning Authority Swindon Borough Council Tel: -01793 445500 or Email:- planningenquiries@swindon.gov.uk regarding their intended use.

BUSINESS RATES

The Rateable Value for each property is to be assessed. Interested parties are advised to make their own enquires through Swindon Borough Council.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

VAT

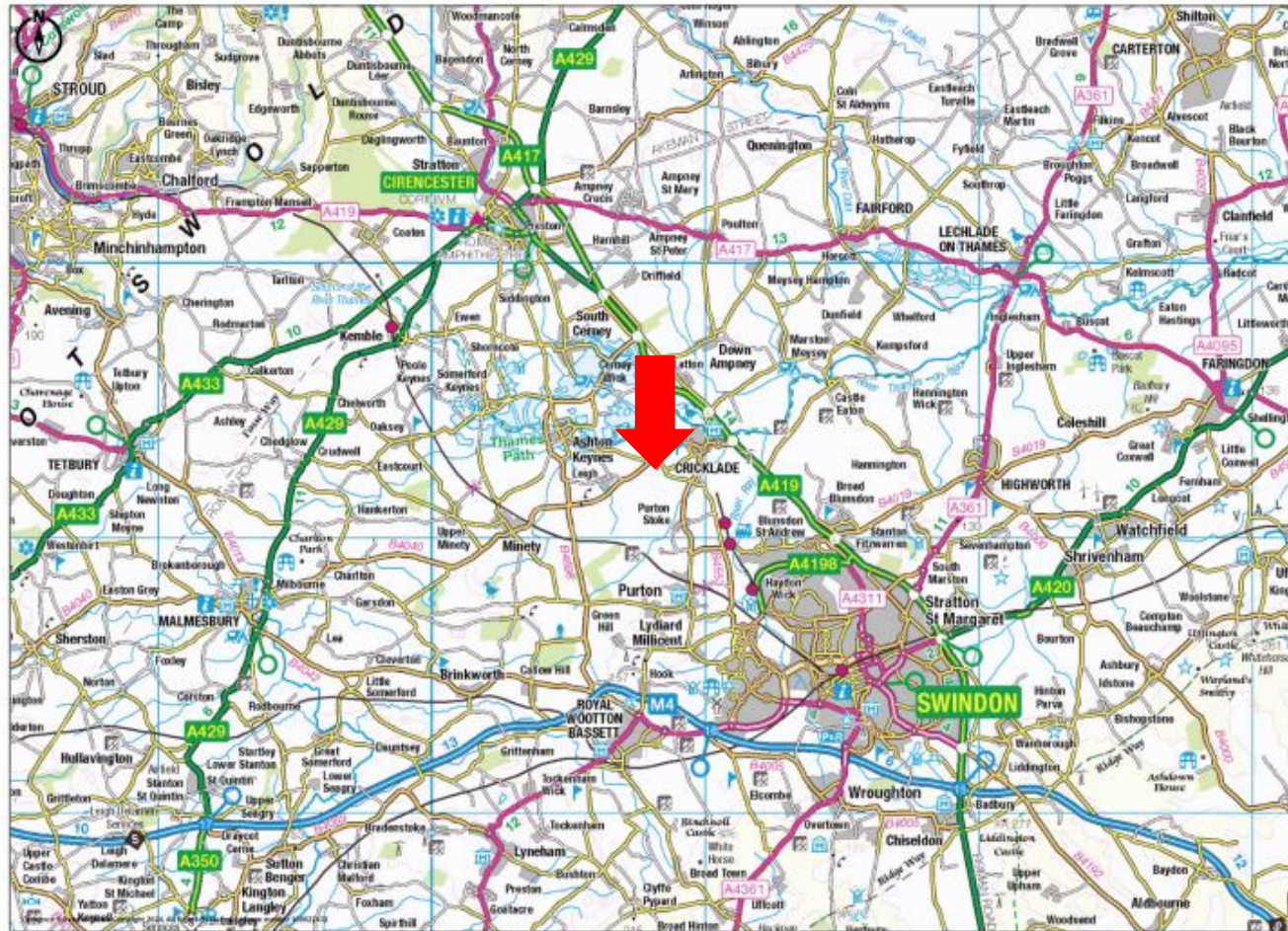
All prices quoted are exclusive of VAT.

EPC

An EPC Certificate has been commissioned and the certificate is awaited .

SUBJECT TO CONTRACT





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LANDMARK INFORMATION Plotted Scale - 1:250000. Paper Size - A4

For identification purposes only

FURTHER INFORMATION

Should you require further information or wish to view please contact:

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IMPORTANT INFORMATION

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