



For identification purposes only

**Land & Buildings at Chelworth
Industrial Estate**
Braydon Lane
Cricklade
Wiltshire
SN6 6HE

Industrial Warehouse Buildings:
Totalling 26,277 Sq Ft (2,441.06 Sq M)

- Rare Freehold Opportunity.
- Established Industrial Location.
- Good access to A419 and J15 of the M4.

LOCATION

Chelworth Industrial Estate is situated just west of the market town of Cricklade. The site is towards the bottom of Braydon Lane and is conveniently located for access to the A419 circa 2 miles distant which provides a link to Swindon and the M4 to the south and Cirencester and the M5 to the north.

DESCRIPTION

The site occupies the West side of Braydon on 1.86 acres. The buildings are of steel portal frame with a pitched roof with asbestos sheet cladding and corrugated steel sliding doors on the end elevation. Internally the units feature either gravel or concrete level flooring. The eaves height for all buildings have a 4.9m eaves and the pitch of the buildings range from 6.6m to 7.5m.

Externally there are generous areas of floor lit level yard with a combination of tarmac and concrete surfaces. A perimeter road to the rear of the Estate provides good access to the buildings.

QUOTING PRICE

£1.25 million exclusive

SERVICES

Mains electricity supply will be connected however, any ingoing occupier must satisfy themselves independently as to the state and condition of the services.

CONTAMINATION

We are informed that the site has not previously been used for fuel storage.

ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

Building 1	514.08 Sq M	5,534 Sq Ft
Building 2	514.08 Sq M	5,534 Sq Ft
Building 3	151.36 Sq M	1,629 Sq Ft
Building 4	706.57 Sq M	7,606 Sq Ft
Building 5	554.97 Sq M	5,974 Sq Ft
Total	2,441.06 Sq M	26,277 Sq Ft

TERMS

The freehold property is available to purchase.

PLANNING

The property is currently used for storage however, prospective tenants are advised to make their own enquiries with Local Planning Authority, Swindon Borough Council, regarding their intended use:

Tel: 01793 445 500

Email: planningenquiries@swindon.gov.uk

LEGAL COSTS

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

BUSINESS RATES

Business rates are to be assessed.

However, prospective tenants are advised to make their own enquiries with regard to their own circumstances with the Local Valuation Office.

VAT

Figures are exclusive of VAT, if applicable.

EPC

Please apply to the agent.

VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.



SUBJECT TO CONTRACT





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FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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January 2023

Carter Jonas