Unit 20 Enterprise House

Cheney Manor Industrial Estate, Swindon, SN2 2YZ

BUSINESS UNIT

2,156 sq ft
(200.30 sq m)

- RECEPTION, KITCHENETTE & WC'S
- FITTED OFFICES
- GAS FIRED CENTRAL HEATING
- PARTIAL AIR CONDITIONING
- ALLOCATED CAR PARKING

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Summary

Available Size	2,156 sq ft / 200.30 sq m
Rent	£16,000.00 per annum
Price	£175,000.00 Exclusive
Rateable Value	£13,500.00
Rates Payable	£6,736.50 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (79)

Location

Cheney Manor Industrial Estate is an established employment area centrally located within the town. Junction 16 of the M4 motorway is approximately 3 miles to the west.

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Description

Unit 20 comprises an end of terrace light industrial/business unit of steel portal frame construction, with part brick, profile clad and glazed elevations.

Access to the unit is gained via a pedestrian door in the front elevation, leading to a reception corridor with a kitchenette and separate WC facilities.

The remaining accommodation is currently partitioned into separate office, showroom and storage spaces.

The unit benefits from lighting, a mains electric supply, gas central heating and partial air conditioning.

Externally there is allocated parking immediately in front of the unit.

Tenure

The Premises are available to purchase on a Long Leasehold basis, with the remainder of a 99 year long lease from 29th October 1997. The ground rent payable is £50 per year.

Alternatively, the premises are available by way of a new sub-lease, for a term of years to be agreed.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations, once terms have been agreed.

Viewings

Viewing and further information is strictly by prior appointment through the agents.

Chris Brooks MRICS
01793 544834 | 07733 114566
chris@whitmarshlockhart.com