

alder king

PROPERTY CONSULTANTS

TO LET



Units 2-3, Chelworth Park Industrial Estate

Cricklade, Swindon SN6 6HE

Mid terrace office & industrial unit – 2,258 sq ft (209.77 sq m)

Location

Cricklade is conveniently located between Cirencester and Swindon just off the A419 which provides access to both the M5 and M4 motorways. Chelworth Park Industrial Estate is situated on the outskirts of Cricklade and is a popular and established industrial area with local occupiers including Great Western Packaging, SW Logistics, Big Van World, Glebe Healthcare and Tarmac.

M4 (J17)



13 miles south-east

A419



2.5 miles east

Cirencester

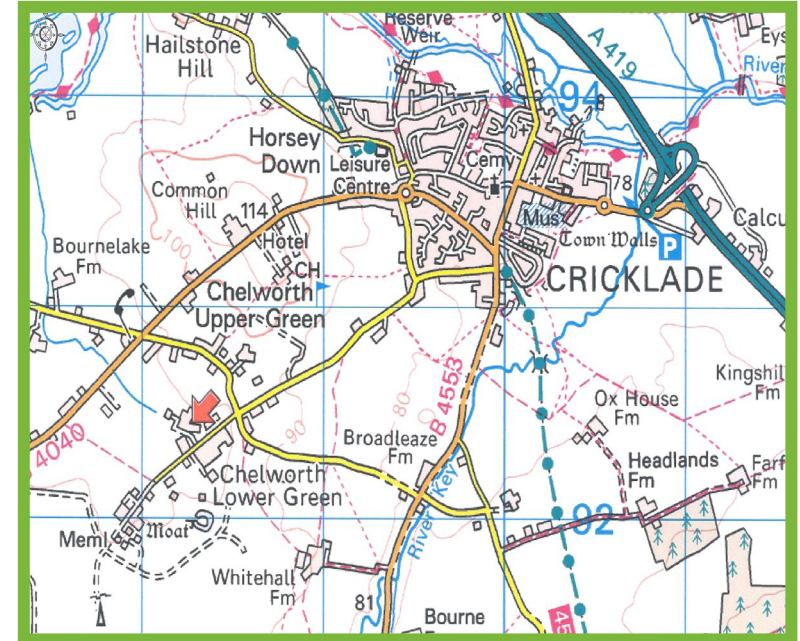


10 miles north

Swindon



9 miles south



Accommodation

Description

The property comprises a mid terraced unit of steel portal frame construction with double glazed windows to the front and rear. The lower elevations are of Cotswold style stonework with profiled steel cladding above.

The ground floor is predominantly laid out to workshop and warehouse accommodation with a 4m x 4m sectional up and over loading door and separate pedestrian access. Part is full height storage (5.64m) and part is storage/workshop under a good quality mezzanine floor. There is also a kitchenette/rest area and 2 wc facilities at this level.

The first floor provides various open plan offices with additional kitchenette facilities. The offices are electrically heated and finished with carpets and lighting.

Externally there is a concrete service yard and parking.

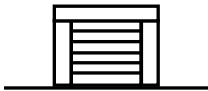
Services

We are advised that single and 3 phase electricity, water and mains drainage are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Heating is via oil fired central heating.

The property has measured in accordance with the RICS Code of Measuring Practice and confirm the following areas:

Area	sq ft	sq m
Ground Floor Workshop/Warehouse plus Kitchenette & WC facilities	1,212	112.64
First Floor Offices	1,046	97.14
TOTAL	2,258	209.77

Surface level
Loading door



3 phase power



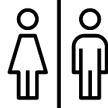
Open plan
offices



Kitchenette



WC facilities



Car parking
spaces



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for industrial use but any occupier should make their own enquiries to the Planning Department of Wiltshire Council.

Tel: 0300 4560 1000 or www.wiltshire.gov.uk

Business Rates

The Valuation Office Agency describes the property as “Office and premises” with a rateable value of £9,000.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The energy performance certificate rating is C (75) which is valid until 15 August 2031. The full certificate and recommendations can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Terms

The premises are offered by way of a new full repairing and insuring lease for a term of years to be agreed direct from the Landlord at a rental of £22,000 per annum exclusive of business rates, estate service charge, building insurance and VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: JDG/DLN/93623

Date: November 2025

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



