



Unit 22 Enterprise House, Cheney Manor Industrial Estate

Swindon, SN2 2YZ

**LIGHT INDUSTRIAL /
WAREHOUSE UNIT**

2,341 sq ft

(217.49 sq m)

- MID-TERRACE UNIT
- ALLOCATED PARKING AREA
- MINIMUM INTERNAL EAVES HEIGHT OF 4.25M
- ROLLER SHUTTER DOOR ACCESS
- NEW LEASE AGREEMENT



Summary

Available Size	2,341 sq ft / 217.49 sq m
Rent	£17,000 per annum
Rateable Value	£14,000
Rates Payable	£6,986 per annum
Rates Comment	Small Business Rates May Apply
EPC	Upon enquiry

Location

Cheney Manor is a popular and successful employment area, well located in central Swindon.

The Estate is 2.3 miles from the town centre and 4.1 miles from J16 of the M4 motorway, via the Great Western Way dual carriageway.

Enterprise House holds a prominent location onto the principle estate road.

Unit 22 is a mid-terrace unit, situated to the rear of the Estate.

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Description

Unit 22 forms a mid-terrace unit, constructed of a clear span portal frame.

Vehicle access to the unit is gained via a roller shutter door to the front.

Internally, the unit benefits from a small office and WC area.

The internal eaves height is 4.25m

Outside there is allocated parking and service yard areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Light Industrial Warehouse	1,991	184.97
Ground - Office / Kitchen / WC	350	32.52
Total	2,341	217.49

Viewings

Strictly by prior appointment through the sole agents



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