



Unit 21 Enterprise House, Cheney Manor Industrial Estate

Swindon, SN2 2YZ

INDUSTRIAL/BUSINESS UNIT

3,261 sq ft

(302.96 sq m)

- RECEPTION, KITCHENETTE & WC'S
- FITTED OFFICES
- ALLOCATED CAR PARKING
- ROLLER SHUTTER ACCESS
- 3 PHASE POWER SUPPLY
- STORAGE MEZZANINE



Summary

Available Size	3,261 sq ft / 302.96 sq m
Price	£175,000 Exclusive
Rateable Value	£13,500
Rates Payable	£6,736.50 per annum
Rates Comment	Small Business Rates Relief may apply
Service Charge	£762 per annum Exclusive
EPC	Upon enquiry

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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<https://what3words.com/port.cure.shiny>

Description

Unit 21 comprises a mid 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 office with a kitchenette and separate WC facilities. There are roller shutter loading doors in the front and rear elevations.

The remaining accommodation is currently partitioned into separate office, workshop and storage mezzanine above.

The unit benefits from lighting, a 3 phase mains electric supply and gas space heater.

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

Accommodation

Name	sq ft	sq m
Ground - Workshop and Offices	2,172	201.79
1st - Mezzanine Storage	1,089	101.17
Total	3,261	302.96

Tenure

The Premises are available to purchase on a Long Leasehold basis, with the remainder of a 99 year long lease from 23rd December 1999. The ground rent payable is £50 per year.

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.



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