



**To Let** | **Unit 8 - 6,320 sq.ft**

Cheney Manor Industrial Estate, Lynton Road, Swindon, SN2 2QJ



## Description



Detached unit totalling 6,320 sq.ft



Steel portal frame construction



1 roller shutter door



3 phase electric



Eaves height of 6.8m – Ridge is 8.2m



Car park: 13 spaces



Gas fired heaters



W/Cs



Established trade location



Well known occupiers on site



Very busy thoroughfare



## Location

Swindon is located in southwest England, in the county of Wiltshire, some 82 miles (132 km) west of London. Oxford is approximately 29 miles (47 km) to the north east and Bristol 45 miles (72 km) to the west.

The town benefits from close proximity to the M4 (Junctions 15 and 16) which provides a fast road link to London and Bristol, while the A419 dual

carriageway provides a link to Gloucester and Cheltenham to the north. Swindon station provides main line trains to London Paddington with a fastest journey time of 57 minutes.

The property is situated on the east side of Darby Close, which is the main road through the industrial area, with Lynton Road being the access road which runs onto the site.



## Terms

The property is available by way of new full repairing and insuring lease for a term of years to be agreed. Flexible affordable terms are available. The rent is available on application and is exclusive of business rates, service charge, building insurance and VAT (if applicable), payable quarterly in advance.

## EPC

EPC – E106

## Business Rates

Interested parties are advised to make their own enquiries with Swindon Borough Council.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

To enquire or for more information please contact



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