

TO LET

Carter Jonas



Chelworth Park
Swindon, SN6 6HE

Storage Units and Yards
800 Sq Ft to 4,000 Sq Ft Warehouse
Yard areas from 0.12 – 0.41 acres

- Popular & well-established trading estate
- Good access to A419
- Range of yard areas

LOCATION

The Chelworth Industrial Estates are situated just west of the market town of Cricklade just off Braydon Lane. Good access is available to the M4 & M5 via the nearby A419.

DESCRIPTION

Chelworth Park offer a range of industrial units and yard areas. Including two modern, recently refurbished warehouse units extending to 800 Sq Ft each. One 4,000 Sq Ft unit undergoing refurbishment and another 4,000 Sq Ft new build unit.

Two secure yard areas of 0.12 acre and a further yard of 0.41 acre are available, additional facilities for the yards, such as office accommodation is available, subject to a separate charge.



ACCOMMODATION and QUOTING RENTS

The units have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

Warehouse	Sq M	Sq Ft	Quoting Rent per annum exclusive
Unit 1 with yard	74	800	£12,000
Unit 2 no yard	74	800	£10,000
Unit 3 refurbished	372	4,000	£36,000
Unit 4 new build	372	4,000	From £40,000
Yards	Hectares	Acres	
Yard 1	0.05	0.12	£18,000
Yard 2	0.05	0.12	£18,000
Yard 3	0.17	0.41	From £66,000

SERVICE CHARGE

A Service Charge will be payable for the upkeep and maintenance of the common parts.

SERVICES

We are advised that the units benefit from water and electricity. Prospective occupiers are advised to make their own investigations as to their state and condition.

TERMS

The units will be available to rent on a full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

The Rateable Value for each property is to be assessed. Interested parties are advised to make their own enquires through Swindon Borough Council.

PLANNING

Prospective occupiers are advised to make their own enquiries with the Local Planning Authority Swindon Borough Council Tel: -01793 445500 or Email:- planningenquiries@swindon.gov.uk regarding their intended use.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

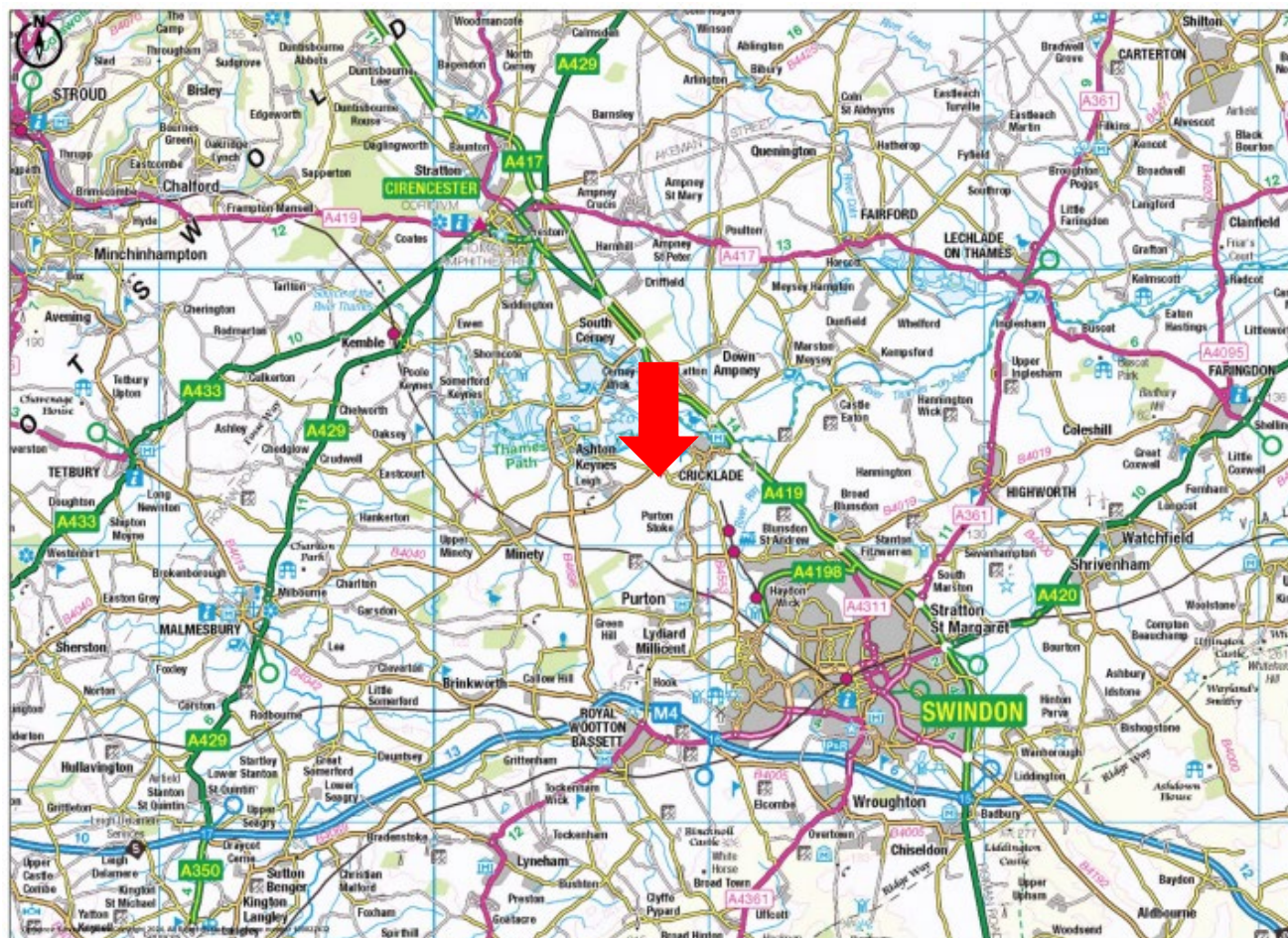
VAT

All prices quoted are exclusive of VAT.

EPC

An EPC Certificate has been commissioned and the certificate is awaited .

SUBJECT TO CONTRACT



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For Identification purposes only

FURTHER INFORMATION

Should you require further information or wish to view please contact:

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IMPORTANT INFORMATION

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