



INDUSTRIAL/WAREHOUSE UNIT TO BE FULLY REFURBISHED

Unit 5 - 4,935 sq.ft

AVAILABLE
TO LET



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

Unit 5

TOOLSTATION

KwikFit

Lynton Road

Lynton Road



Well known occupiers on site



Established trade location



Terraced industrial unit

KEY FEATURES



Unit totalling 4,935 sq.ft



Steel portal frame construction



1 roller shutter door



3 phase electric



Eaves height - 4.1m ridge height - 5.1m



Car park: 7 spaces



Office & Ancillary space



W/Cs



Established trade location



Well known occupiers on site



Very busy thoroughfare



Indicative images for illustrative purposes only.

LOCATION

Swindon is located in southwest England, in the county of Wiltshire, 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.

SURROUNDING OCCUPIERS

Cheney Manor Industrial Estate is located on the east side of Darby Close, the main road through an established industrial area. Local occupiers include:





FURTHER INFORMATION

TERMS

The property is available by way of new full repairing and insuring lease for a term of years to be agreed. The rent is available on application and is exclusive of business rates, service charge, buildings insurance and VAT.

EPC

EPC – D93

BUSINESS RATES

The property currently has a Rateable Value of £32,750 valid from April 2023.

LEGAL COSTS

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



FI REAL ESTATE
MANAGEMENT

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