

TO LET

DEPOT BUILDING, CHELWORTH ROAD , CHELWORTH INDUSTRIAL
ESTATE, NR CRICKLADE, SN6 6HE



The Images are CGI as the Building is undergoing a complete refurbishment

838- 1,728 M² (9017 – 18,608 FT²)

**A FULL REFURBISHMENT IS BEING CARRIED OUT TO PROVIDE A MODERN BUILDING
WITH LARGE YARD AREAS**

Separate yard also available

CONTACT RALPH WELLS 07957 739 858

www.wbomproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



commercial property consultants

LOCATION

Chelworth Industrial Estate is well positioned in North Wiltshire. Cricklade is approximately 1.3 miles to the east and the A419 is approximately 2.7 miles. Swindon and Junction 15 are 13 miles to the south.

DESCRIPTION

The detached unit is principally constructed of a clear span portal frame with additional ancillary loading and office/service accommodation. The building has the opportunity of being divided into two separate units if required. Internal eaves height of the warehouse area is approximately 5.4m and 7.5m in the covered loading area. To the front there is good office area with service accommodation which can be taken with either units 1 or 2. Outside there is extensive yard areas to both the front and the rear.

ACCOMMODATION

All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice.

Warehouse 1	605.35m ²	6,516ft ²
Warehouse 2	837.72m ²	9,017ft ²
Office inc WC	285.74m ²	3,057ft ²
Total	1,728.72 m²	18,608 ft²

Each ware can be taken separately and further yard can be made available

TERM

Flexible terms available outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

For a Term to be agreed with the landlords

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

RENT

£120,000 pa plus Vat

EPC

An Energy Performance Certificate is available once refurb is complete

LEGAL COSTS

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

VIEWING

Viewing and further information is strictly by prior appointment through the agents.

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FOR FURTHER INFORMATION

Please contact:

Ralph Wells

T: 01793 232658/07957 739858

E: ralph@wbmproperty.co.uk



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SWINDON 01793 232658 GLOUCESTER 01452
348915



11 Dorcan Business Village, Murdock Road, Swindon SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: WBM Commercial Property Limited, 609 Delta Business Park, Swindon, SN5 7XF