

****COMING SOON****
TO LET

UNITS 1 & 2, CHELWORTH INDUSTRIAL ESTATE,
CRICKLADE, SWINDON, SN6 6HE



75.04M² - 150M² (807 FT² - 1,615 FT²)
MODERN INDUSTRIAL UNIT/LOCK UP
YARD AND PARKING

CONTACT RALPH WELLS 07957 739 858

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LOCATION

Cricklade is conveniently located between Cirencester and Swindon, just off the A419 which provides access to both the M5 and M4 motorways. Chelworth Industrial Estate is a very well established industrial estate situated on the outskirts of Cricklade and is a popular location for both distribution and general industrial occupiers. Local occupiers include Watsons Petroleum, Great Western Packaging Company, Ellen's Express Transport and Big Van World.

DESCRIPTION

Units 1 and 2 are refurbished industrial units/lock-up. The Units have been clad in an insulated cladding system.

They benefit from having electric roller shutter loading doors and high quality modern steel personnel doors on the front elevation.

The Units are clear span open spaces, with a minimum eave height of 2.4 meters, rising to 4m. The further benefit from having parking and yard areas.

ACCOMMODATION

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

Unit 1		
Warehouse	75.04 m ²	807 ft ²
Unit 2		
Warehouse	75.06 m ²	813 ft ²
TOTAL	150 m²	1,615 ft²

LEASE

The properties are available by way of a new lease agreement for a term to be agreed.

BUSINESS RATES

Please contact the Valuation Office or Swindon Borough Council Rates Department for further information.

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been produced and is available for inspection.

FOR FURTHER INFORMATION

Please contact:
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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.