



BRUNEL TRADE PARK

A prestigious development of light industrial and road profile industrial/
trade counter units, ready for immediate occupation.

1,500 – 6,450 sq ft (139.32 – 599.31 sq m)

Swindon is the principal town of North Wiltshire and strategically positioned between Junctions 15 and 16 of the M4 motorway. London is approximately 80 miles to the east and Bristol 40 miles to the west. Cheney Manor Industrial Estate is centrally located 2 miles north west of Swindon town centre. Access is gained via the A3102 Great Western Way.

The estate is well served by public transport with regular bus stops close to the park.

The wider estate comprises a number of established trade and industrial occupiers including, Kwik Fit, Toolstation, TLC Electrical, ATS Euromaster and Cinch Self Storage.

KwikFit

TOOLSTATION



ATS
EUROMASTER

CINCH
SELF STORAGE



Brunel Trade Park provides new, high-quality warehouse and industrial/trade counter units from 1,500 – 6,450 sq ft.

The units are of steel portal frame construction with elevations of profile sheet cladding and glazing. The units benefit from a new insulated metal profile sheet roof, incorporating translucent roof light panels.

The specification includes:



Minimum eaves
height 5.5m



Electric roller
shutter loading doors



LED warehouse
lighting



3 phase power supply,
mains water



Dedicated
WC facilities



Allocated
parking spaces



Gated access



Landlord
CCTV



EV charging
provision



Painted
warehouse floors

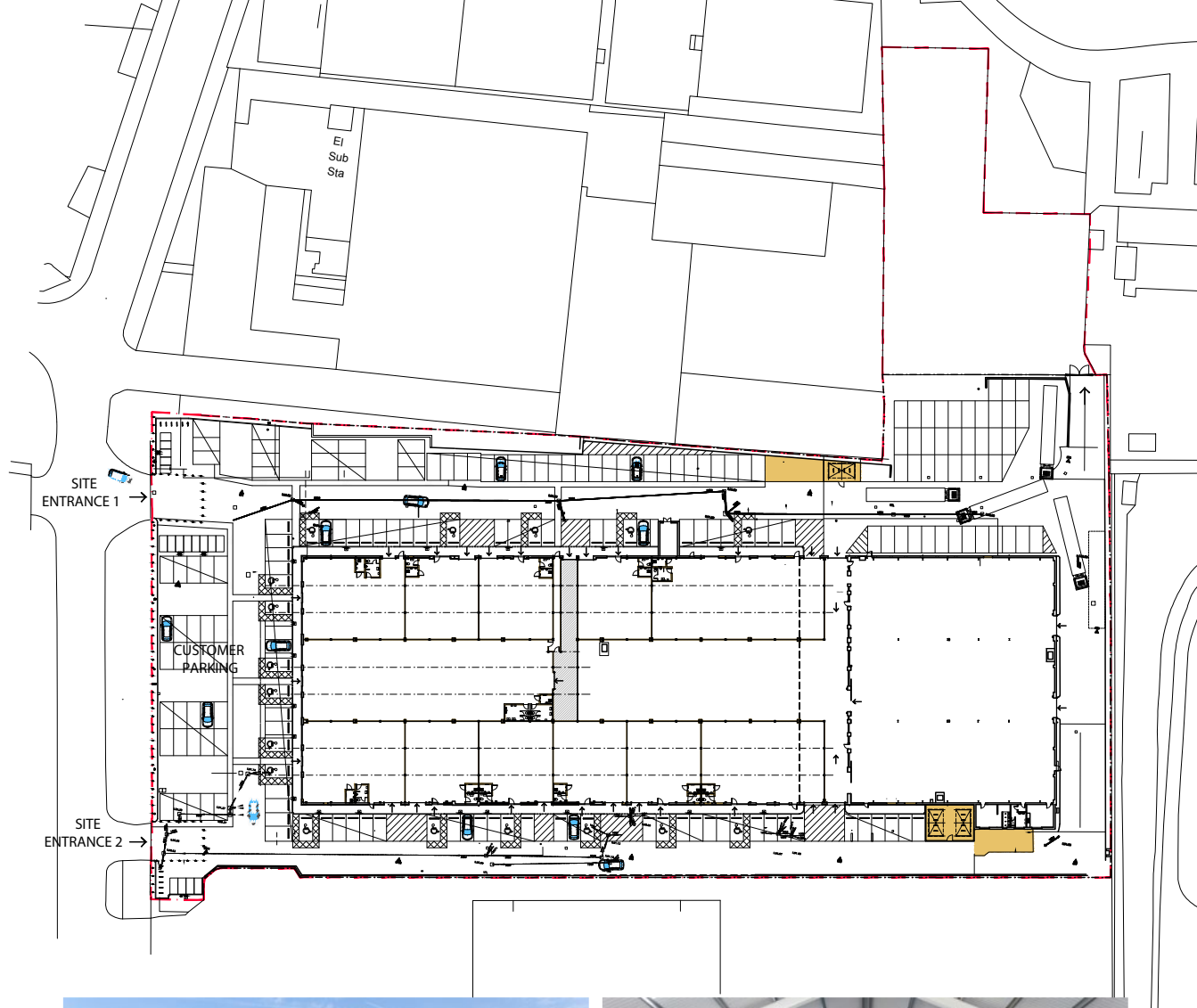


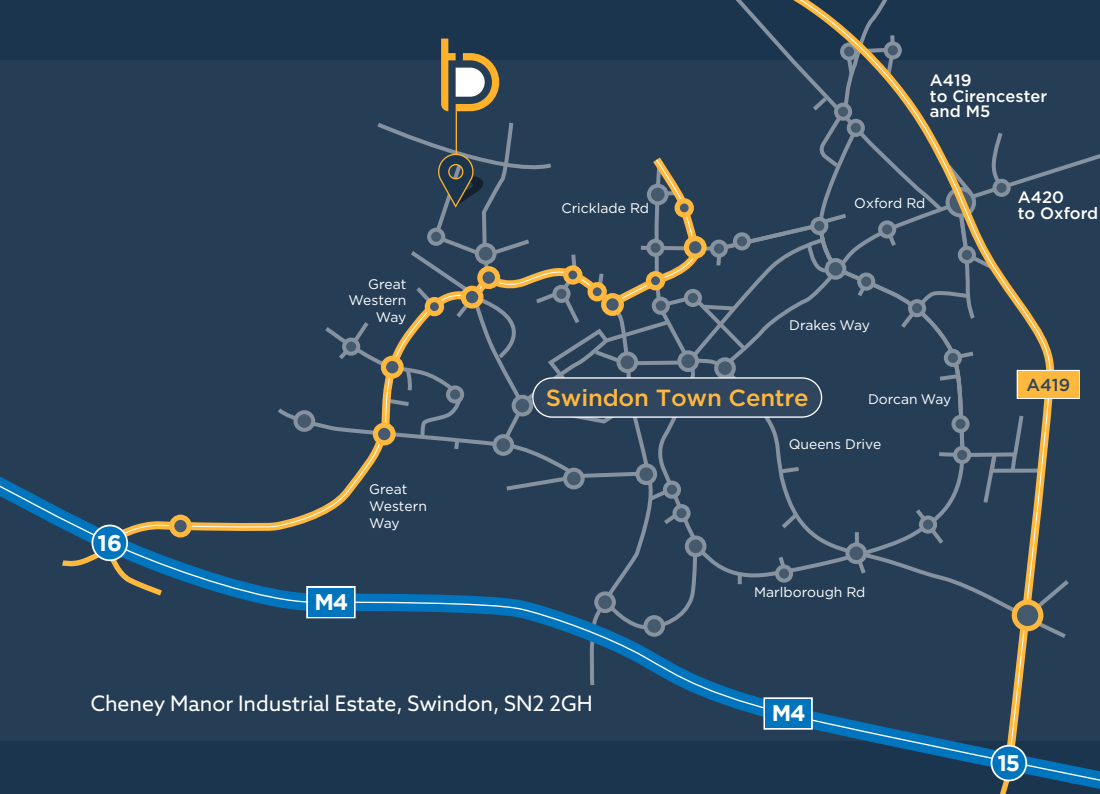
Fire alarm
system

ACCOMMODATION

Unit	Sq m	Sq ft	Quoting Rent Per Annum Exc.
1	139.32	1,500	LET
2	139.32	1,500	LET
3	139.32	1,500	£18,750
4	139.32	1,500	LET
5	209.05	2,250	£24,750
6	209.05	2,250	£24,750
7	209.05	2,250	£24,750
8	289.38	3,115	£42,750
9	599.31	6,450	£64,750
10	285.80	3,076	£42,750
11	207.33	2,232	£24,750
12	207.33	2,232	LET
13	207.33	2,232	£24,750
14	487.77	5,250	LET
15	-	-	LET

The above floor areas are on a Gross Internal Area basis.





Cheney Manor Industrial Estate, Swindon, SN2 2GH

TERMS

The units will be let on a standard estate lease, on internal repairing and insuring terms. All rents quoted are exclusive of service charge, building insurance, utilities and VAT, payable quarterly in advance.

EPC

Pending following practical completion.

VIEWINGS

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



PAUL WHITMARSH MRICS

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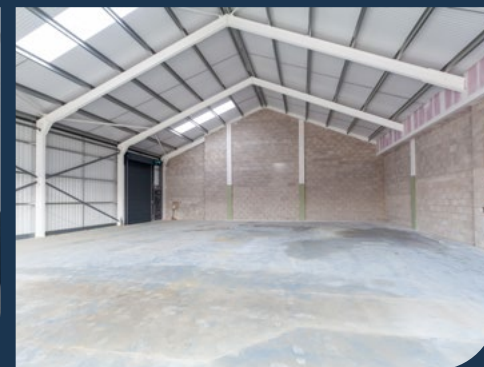
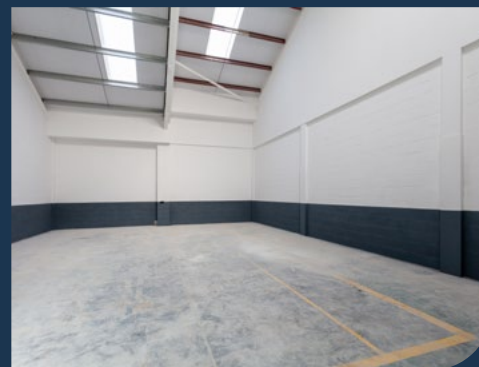
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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WL Hollister HD2616 03/25



VIEWINGS