



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.

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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.



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



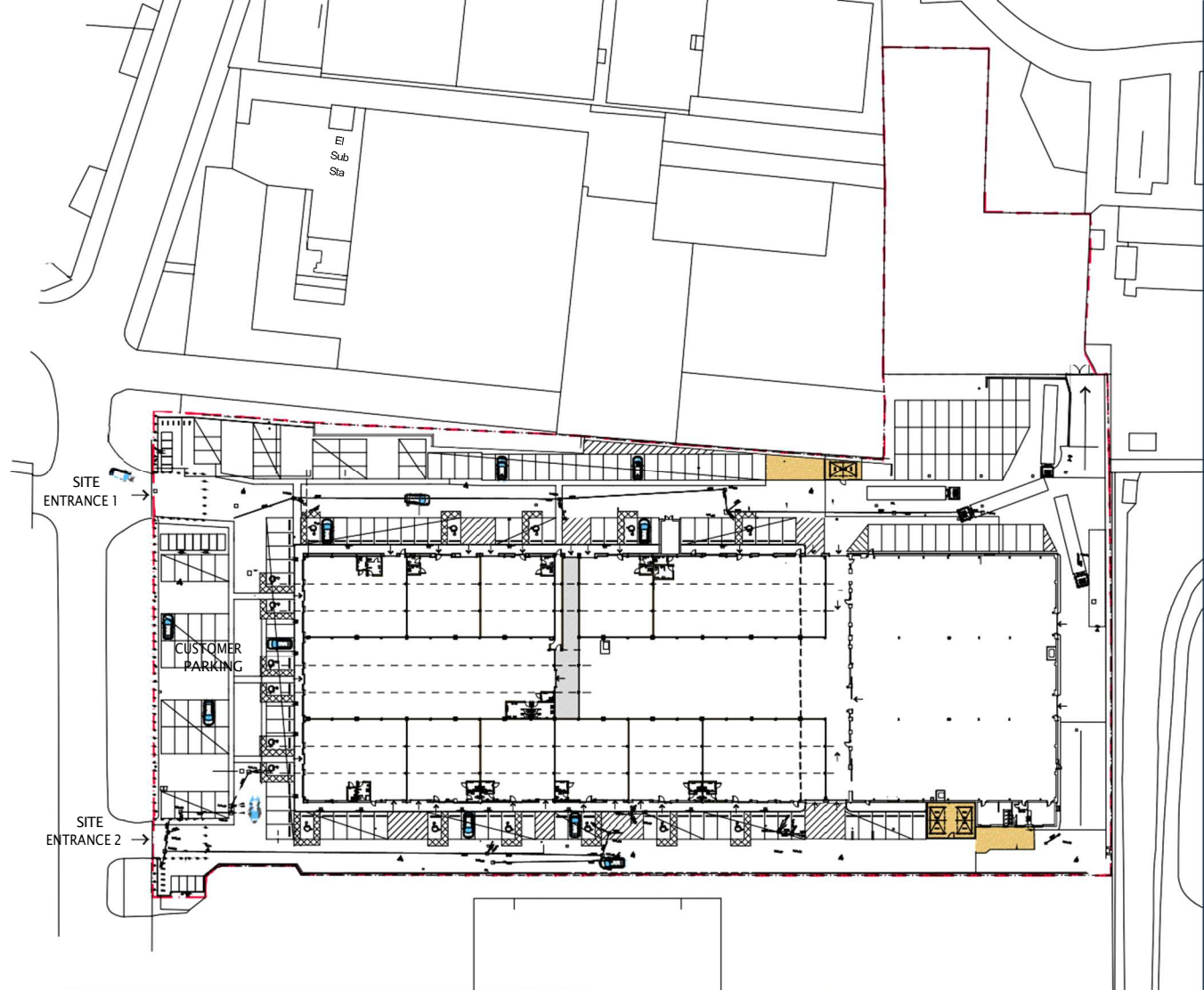
Painted warehouse floors



Fire alarm system

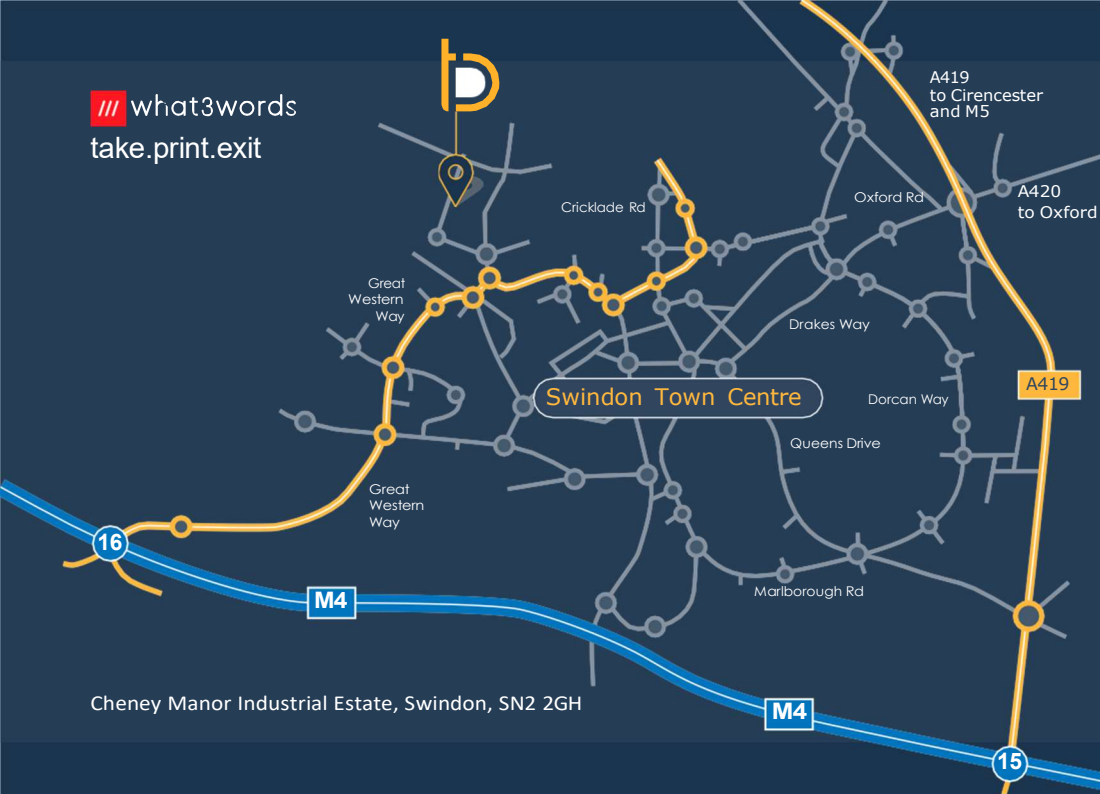
ACCOMMODATION

Unit	Sq m	Sq ft	Renting Rate Per Annum Exc.
1	139.32	1,500	LET
2	139.32	1,500	LET
3	139.32	1,500	UNDER OFFER
4	139.32	1,500	LET
5	209.05	2,250	UNDER OFFER
6	209.05	2,250	LET
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	UNDER OFFER
11	207.33	2,232	£24,750
12	207.33	2,232	LET
13	207.33	2,232	LET
14	487.77	5,250	LET
15	-	-	LET



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

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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:

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



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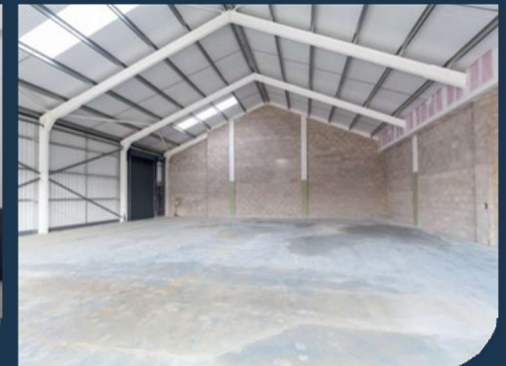
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VIEWINGS