

GROW YOUR REACH

FOR SALE

M4 CORRIDOR
LOGISTICS HUB
205,571 SQ FT



DISTRIBUTION
HUB



PRODUCTION OR
STORAGE FACILITY



LARGE
LABOUR POOL

SN200

CHENEY MANOR INDUSTRIAL ESTATE
SWINDON | SN2 2QG

SELF-CONTAINED DISTRIBUTION HUB

FOR MODERN SUPPLY CHAINS

A large detached Industrial Warehouse building of 205,571 SQ FT (19,098 SQ M) on a secure self-contained site of 8.62 ACRES (3.49 HA).

The site offers cross-dock potential and is well equipped for high-volume operations with extensive yard space, 360° circulation and efficient loading infrastructure.



THIS IS A COMPUTER GENERATED IMAGE AND DETAILS MAY VARY

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M4 CORRIDOR STRATEGIC DISTRIBUTION LOCATION, SERVING LONDON, BRISTOL, SOUTH WALES & THE MIDLANDS

Swindon is one of the South West's most established industrial and logistics locations, benefiting from a substantial labour catchment and a long-standing reputation as a centre for manufacturing, distribution and business operations. Centrally located along the M4 corridor, the town provides excellent connectivity to London (80 miles), Bristol (40 miles), South Wales (80 miles), and the Midlands (70 miles).

Cheney Manor Industrial Estate is situated approximately 2 miles north-west of Swindon town centre and provides direct access to the A3102 Great Western Way, connecting quickly to Junctions 15 and 16 of the M4 motorway and the wider UK motorway network.

DRIVE TIMES

SWINDON TOWN CENTRE	8 MINS
J16 M4	9 MINS
BRISTOL	45 MINS
OXFORD	50 MINS
BRISTOL AIRPORT	1 HR
HEATHROW AIRPORT	1 HR 10 MINS
SOUTHAMPTON	1 HR 20 MINS
BIRMINGHAM	1 HR 40 MINS
LONDON	1 HR 50 MINS
GATWICK AIRPORT	1 HR 50 MINS

SOURCE: GOOGLE MAPS



ACCESS POINT
↓

← ACCESS POINT

← ACCESS POINT

↑
ACCESS POINT

205,571 SQ FT (19,098 SQ M)
ON 8.62 ACRES (3.49 HA)

FOR SALE

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360° SITE CIRCULATION

LARGE SECURE YARD



15% SKY LIGHTS



9 RECENTLY REFURBISHED LOADING DOORS



MULTIPLE POINTS OF ACCESS INTO WAREHOUSE



RECENTLY REFURBISHED ROOF



DETACHED BUILDING



3 ACCESS POINTS INTO SITE



18FT (5.5M) CLEAR EAVES HEIGHT



8.62 ACRES SELF-CONTAINED SITE



UP TO 50 HGV PARKING SPACES



LED LIGHTING TO WAREHOUSE



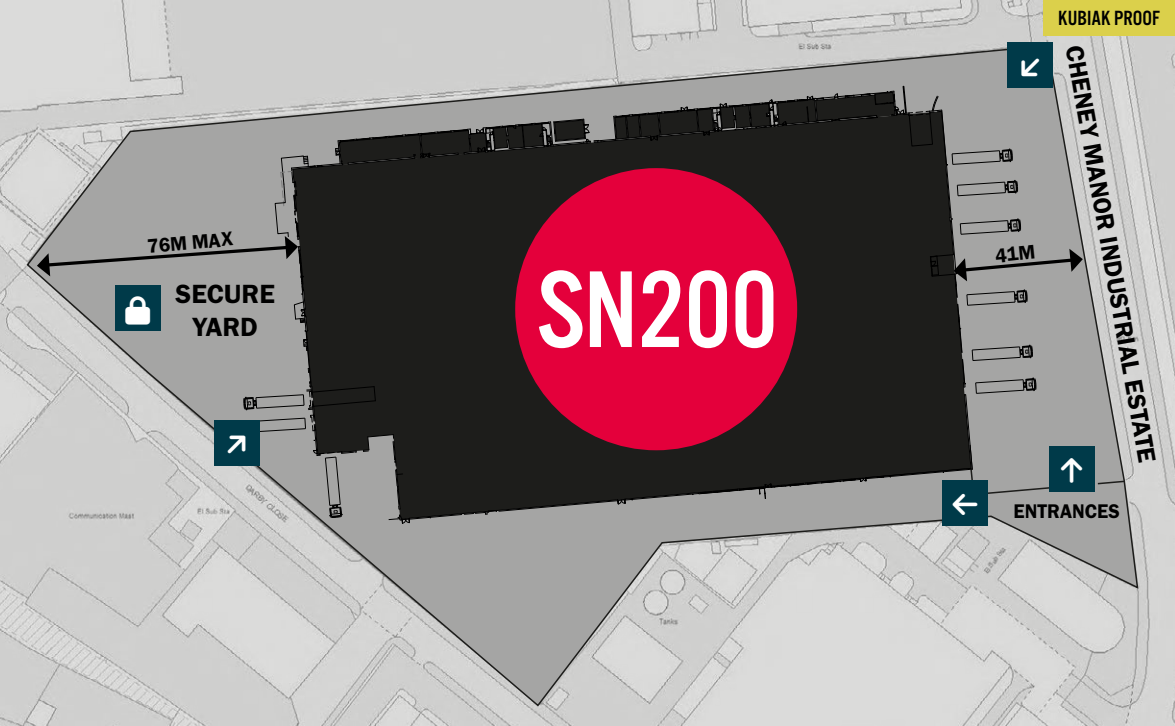
24-HOUR ACCESS



60 CAR PARKING SPACES



CROSS DOCK POTENTIAL



ACCOMMODATION

	SQ FT	SQ M
MAIN WAREHOUSE	198,004	18,395
STORES AND PLANT ROOM	7,567	703
TOTAL	205,571	19,098

MEASURED ON A GIA BASIS



A DIVERSE THRIVING MIX, OF LOCAL ESTABLISHED OCCUPIERS

/// PETTY.LIKELY.SWIFT
📍 SWINDON SN2 2QG

TRAIN TIMES
FROM SWINDON RAILWAY STATION
1.5 MILES TO SWINDON RAILWAY STATION

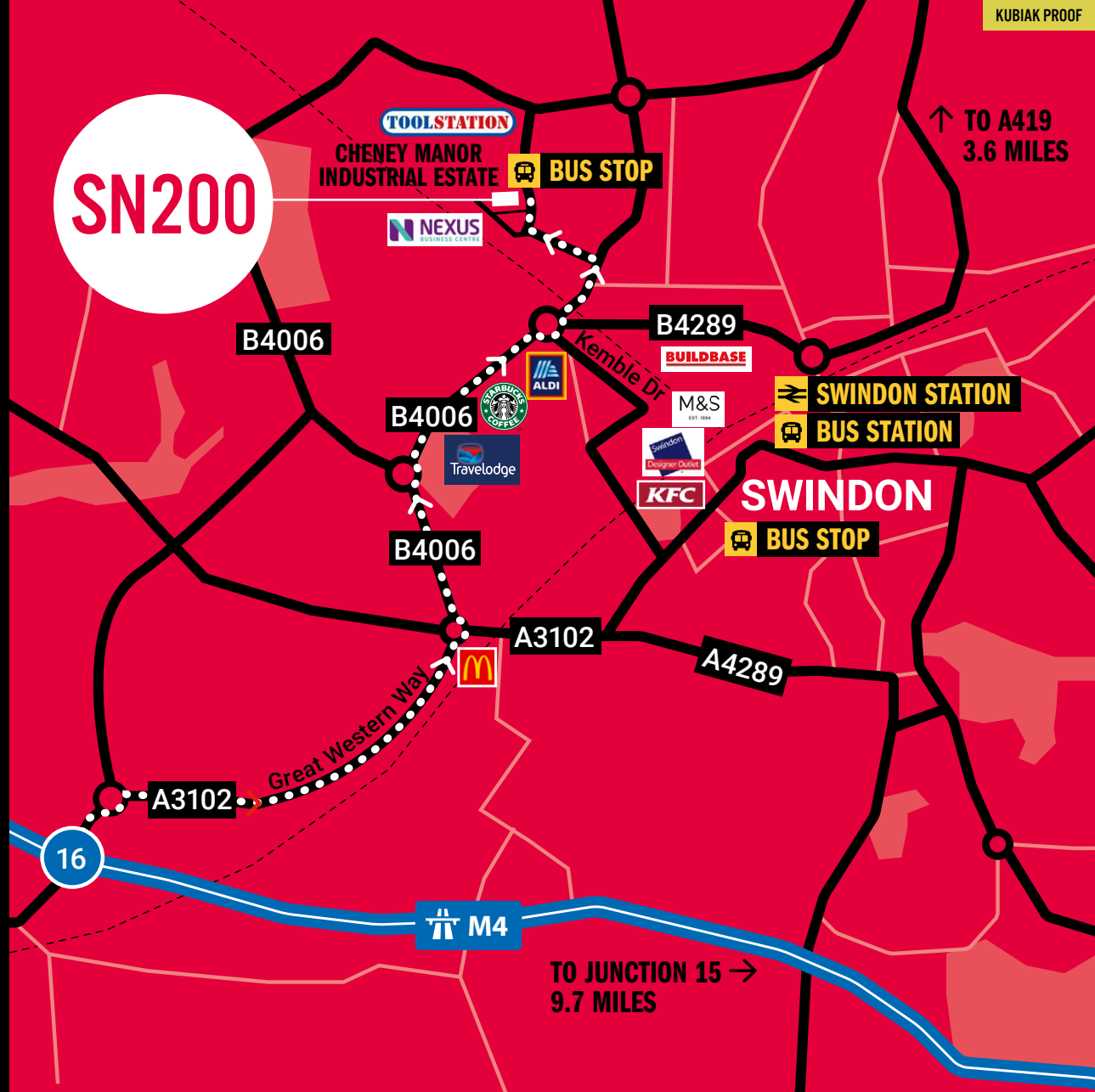
BRISTOL TEMPLE MEADS	38 MINS
LONDON PADDINGTON	55 MINS

SOURCE: TRAINLINE

BUS TIMES
FROM CHENEY MANOR INDUSTRIAL ESTATE
BUS STOPS DIRECTLY OUTSIDE

SWINDON TOWN CENTRE	15 MINS
SWINDON BUS STATION	26 MINS

SOURCE: SWINDON BUS



FURTHER INFORMATION

SERVICES

The premises are connected to mains electricity, gas, water and drainage.

TERMS

For Sale. Please contact the joint agents for further details.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

PLANNING

The premises has planning consent for B8 Storage & Distribution. Interested parties should make their own enquiries to Swindon Borough Council (01793 445500).

BUSINESS RATES

The premises is the subject to a re-assessment. Please contact the agents for further information.

DUE DILIGENCE

The occupier will be required to submit documentation to satisfy Anti-Money Laundering Regulations.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank/ Whitmarsh Lockhart will require any tenant/ purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

CONTACT THE AGENTS



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On the instructions of



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(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. Show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>

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