



Former ATS Centre

Cheney Manor Industrial Estate, Swindon, SN2 2PL

**Rare Opportunity to Acquire
a Tyre & Exhaust Premises -
Suitable for Alternative Uses
Subject to Planning**

6,240 sq ft
(579.71 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 2.5 Miles From Town Centre
- 0.44 Acre Site Area

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Summary

Available Size	6,240 sq ft
Price	Price on application
Rates Payable	£22,080 per annum Current 2026/2027 Rates List
Rateable Value	£46,000
EPC Rating	Upon enquiry

Description

The property comprises a detached tyre and exhaust centre on a self-contained site. The workshop is of steel portal frame construction with cavity brick and blockwork elevations under a pitched trussed asbestos clad roof with an eaves height of 3.68m and 3 loading doors. The space is configured as a 3 bay fitting workshop, office, reception, staff and customer WC and first floor storage. The adjoining building to the rear is of steel portal frame construction with elevations of cavity brick and blockwork under an asbestos clad roof. The rear building has 2 concertina loading doors and a mezzanine floor.

Location

The property is situated on the Cheney Manor Industrial Estate, an established industrial location, approximately 2.5 miles to the north west of Swindon town centre. Bristol is c.40 miles to the west via the B4006 and A3102 Great Western Way to Junction 16 of the M4 and London is c.86 miles to the east via the B4289, A4259 and A419 to Junction 15 of the M4 motorway.

Accommodation

The accommodation comprises the following areas and a mezzanine of 1,217 sq ft

Name	sq ft	sq m
Ground - Office/Reception/WC	894	83.06
Ground - Workshop	2,256	209.59
Ground - Storage	2,910	270.35
1st - Storage	180	16.72
Total	6,240	579.72

Terms

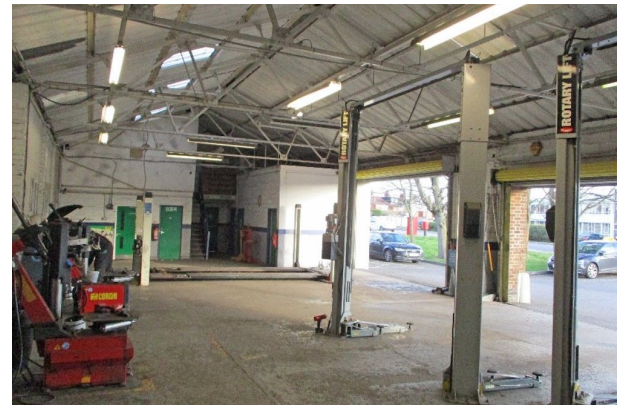
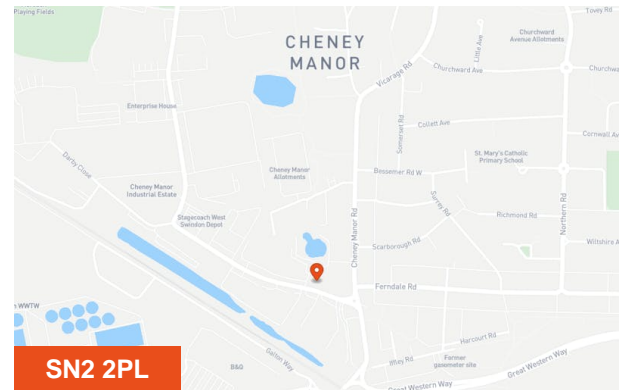
Offers in excess of £50,000 are invited for the freehold interest in the property.

Legal Costs

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

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



Viewing & Further Information

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com

