



## Unit 20 Enterprise House

Cheney Manor Industrial Estate, Swindon, SN2 2YZ

### **BUSINESS UNIT**

**2,156 sq ft**  
(200.30 sq m)

- RECEPTION, KITCHENETTE & WC'S
- FITTED OFFICES
- GAS FIRED CENTRAL HEATING
- PARTIAL AIR CONDITIONING
- ALLOCATED CAR PARKING

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## Summary

Available Size	2,156 sq ft / 200.30 sq m
Price	£195,000 Exclusive
Rateable Value	£16,500
Rates Payable	£8,233.50 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (79)

## Location

Cheney Manor Industrial Estate is an established employment area centrally located within the town. Junction 16 of the M4 motorway is approximately 3 miles to the west.

## ///what3words

<https://what3words.com/port.cure.shiny>

## Description

Unit 20 comprises an end of terrace light industrial/business unit of steel portal frame construction, with part brick, profile clad and glazed elevations.

Access to the unit is gained via a pedestrian door in the front elevation, leading to a reception corridor with a kitchenette and separate WC facilities.

The remaining accommodation is currently partitioned into separate office, showroom and storage spaces.

The unit benefits from lighting, a mains electric supply, gas central heating and partial air conditioning.

Externally there is allocated parking immediately in front of the unit.

## Tenure

The Premises are available to purchase on a Long Leasehold basis, with the remainder of a 99 year long lease from 29th October 1997. The ground rent payable is £50 per year.

## Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations, once terms have been agreed.

## Viewings

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



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