



TO LET

Unit 1 Ravenseft Park

Cheney Manor, Swindon SN2 2QJ

Refurbished industrial/warehouse unit – 4,989 sq ft (463 sq m) approx

Location

Cheney Manor Industrial Estate is a popular and established estate approximately 1.5 miles north of Swindon town centre. The estate is located just off the Great Western Way dual carriageway via Cheney Manor Road and is a very busy estate which is home to a wide variety of occupiers large and small.

Ravenseft Park which comprises 7 modern warehouse units forms part of Cheney Manor and has excellent direct access to Junction 16 of the M4 motorway, less than 4 miles to the south west with Junction 15 being only 6.5 miles to the south east.

M4 – J16



4 miles southwest

M4 – J15



6.5 miles southeast

**Swindon town
centre**



1.5 miles



Accommodation

Description

Unit 1 Ravenseft Park has been extensively refurbished and provides a modern industrial unit of portal frame construction under an insulated metal clad roof. High density rooflights provide good natural light.

The refurbished reception/office area at the front benefits from suspended ceilings, recessed LED lighting, central heating and carpets. There are separate male & female wcs together with kitchenette facilities. The premises have a security alarm.

Vehicular access is via an electric roller shutter door. The warehouse, with an internal eaves height of approx 21ft (6.5m), has a painted floor and walls.

Externally, there is allocated car parking spaces to the front of the property in addition to the loading apron. There is a yard area to the side of the building which provides excellent frontage to the main road.

Services

Unit 1 has a three-phase electrical power supply, LED lighting and mains gas heating to the office areas.

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

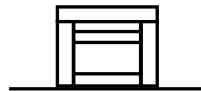
Area	Sq ft	Sq m
Warehouse	4,518	429.71
Offices inc WC's	471	23.73
TOTAL	4,989	463.44

Industrial & Logistics



**Eaves height
6.5m**

Surface level Doors - 1



Onsite Parking and Yard



LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for Class E (commercial, business & service), B2 (general industrial) and B8 (storage & distribution) uses but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council. Tel: 01793 445500 (www.swindon.gov.uk)

Business Rates

The Valuation Office Agency lists the property as “Warehouse and Premises” with a rateable value of £33,500 effective from 1 April 2023.

The Uniform Business Rate for 2023/24 is £0.512p.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is C (71) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available by way of a new lease agreement for a term to be agreed.

Rent

The property is offered to let at £48,000 per annum exclusive of business rates, service charge, building insurance and VAT payable quarterly in advance.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenant establishes the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the Joint Agents:

WBM Commercial Property Consultants

Ralph Wells

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Subject to Contract

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS





