

FOR SALE / TO LET

SITE H CHENEY MANOR INDUSTRIAL ESTATE, SWINDON SN2 2PZ

loveday



0.5 – 2.75 acres
Development land

- Road frontage
- Prominent location
- High level of passing traffic
- Freehold
- Established Industrial Estate
- Of interest to both owner occupiers and developers
- Build to suit opportunities available

LOCATION

Swindon is strategically located along the M4 corridor with access from both junctions 15 and 16. It also has good road communications to the north via the A419 dual carriageway which connects with the M5 at Gloucester.

The Cheney Manor Industrial Estate is a well established industrial area popular with a wide range of businesses. Site H occupies a prominent position fronting onto Derby Close, a busy through road connecting central Swindon with the north of the town. Consequently, there is a high level of passing traffic.

DESCRIPTION

The site extends to a total area of approximately 2.75 acres and plots are available from approximately 0.5 acres upwards. Alternatively a sale of the whole site will be considered.

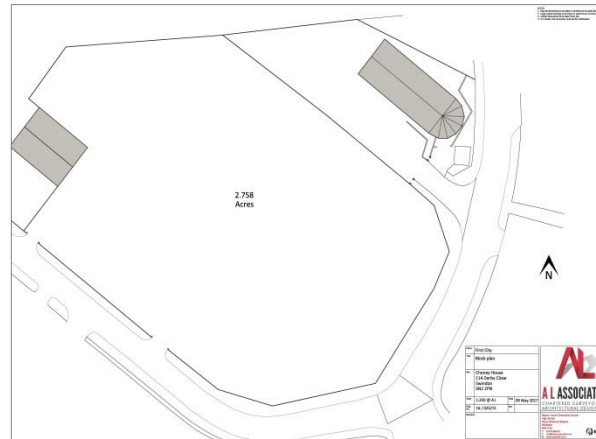
The current owner will also give consideration to providing completed buildings on a design and build basis to suit an occupier's specific needs.

The site has been cleared of all previous buildings and further information in respect of services and ground conditions are available on application to the agents.

PLANNING

The site is identified in the Swindon Borough Local Plan 2026 as one of the towns Key Employment Areas. Policy EC2 states that Planning Permission will be given for Class B1, B2, B8 and Sui Generis uses in these areas, subject to Class B1 (a) office development not adversely impacting upon the regeneration of Swindon Central Area.

Any design and build opportunity will be subject to a detailed planning application.



TENURE

The land is available on a freehold basis. Alternatively, consideration will be given to new leases for a term of years to be agreed.

PRICE AND RENT

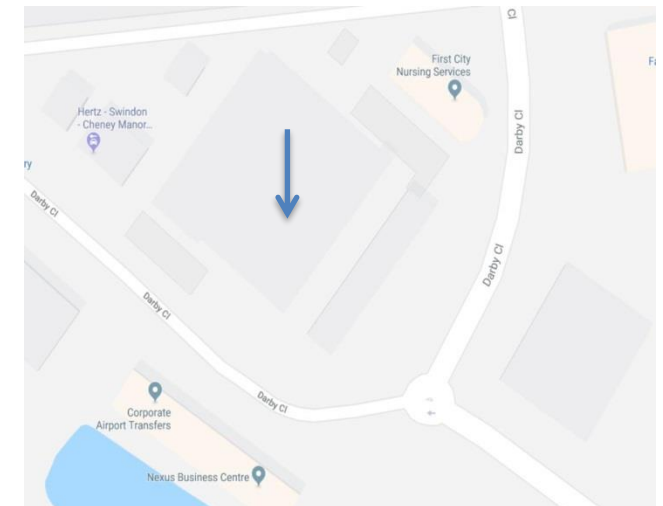
The price and rent for all or part of the site are available on application to the agent.

BUSINESS RATES

The purchaser or tenant will be responsible for the payment of business rates and all other costs of occupation. Further guidance is available on application to the agents.

MONEY LAUNDERING

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.



For further information or to arrange a viewing contact:

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