



Former ATS Euromaster, Cheney Manor Industrial Estate

Swindon, SN2 2PL

**PROMINENT ROADSIDE TRADE
WORKSHOP AND STORES
FORMALLY OCCUPIED BY ATS
EUROMASTER**

6,016 sq ft
(558.90 sq m)

- PURPOSE BUILT VEHICLE WORKSHOP
- LOCATED ON THE POPULAR CHENEY MANOR INDUSTRIAL ESTATE IN SWINDON
- NEW LEASE AGREEMENT
- EXTENSIVE SITE AND STORAGE BUILDINGS



Summary

Available Size	6,016 sq ft / 558.90 sq m
Rent	£60,000 per annum
Rateable Value	£46,000
Rates Payable	£19,872 per annum
EPC	D (82)

Location

The premises hold a prominent location on the popular and successful Cheney Manor Industrial Estate in central Swindon.

The Cheney Manor Estate road forms a prominent road frontage and has a high level of passing traffic. The estate has also attracted other trade operators such as Toolstation, Kwik Fit, Save on Tyres and Maidenhead Aquatics.

Swindon holds an excellent location adjoining the M4 and serviced by junctions 15 and 16. London is approximately 80 miles to the east and Bristol 40 miles to the west.

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Description

The premises comprise a purpose built tyre and exhaust vehicle maintenance garage with reception, ancillary offices and WC. The site was previously occupied by ATS Euromaster.

To the rear there are two storage buildings. The site is self contained with parking and service yard areas to the front and rear.

Site area 0.4 acres.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop with Ancillary WCs	2,657	246.84
Ground - Main Office/Reception with Disabled WC	472	43.85
Ground - Rear Store 1	1,470	136.57
Ground - Rear Store 2	1,417	131.64
Total	6,016	558.90

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of business rates, service charge, building insurance and VAT. These are paid in addition to the rent by the tenant.

Viewings

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



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