



TO LET

Unit 1, Chelworth Park Industrial Estate

Cricklade, Swindon SN6 6HE

End of terrace office unit – 1,509 sq ft (140.19 sq m)



Location

Cricklade is conveniently located between Cirencester and Swindon just off the A419 which provides access to both the M5 and M4 motorways. Chelworth Park Industrial Estate is situated on the outskirts of Cricklade and is a popular and established industrial area with local occupiers including Great Western Packaging, SW Logistics, Big Van World, Glebe Healthcare and Tarmac.

M4 (J17)



13 miles south-east

A419



2.5 miles east

Cirencester

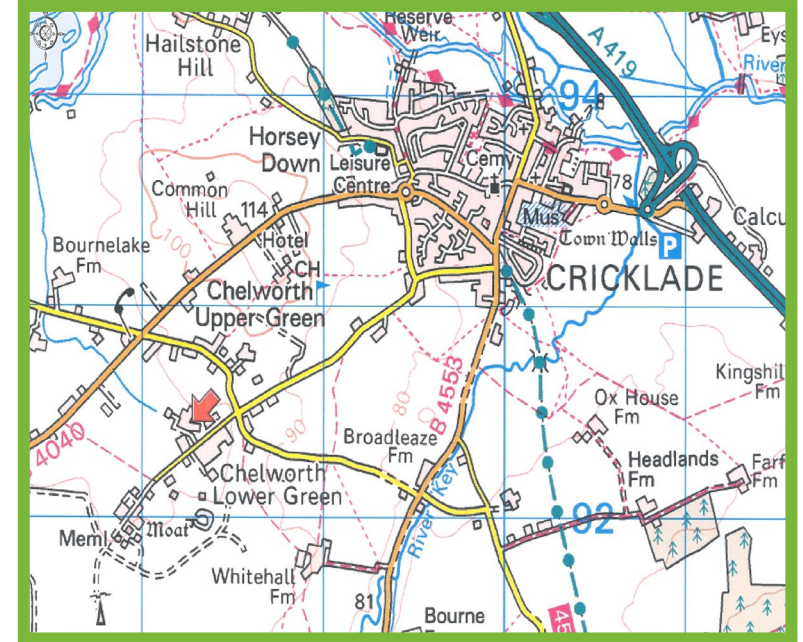


10 miles north

Swindon



9 miles south



Accommodation

Description

The property comprises an end of terrace two storey office building. The lower elevations are of Cotswold style stonework with profiled steel cladding above.

The ground floor is predominantly open plan in nature with a large full height glazed partition, a private office, two storage rooms, a kitchenette and 2 x wc facilities.

The offices and carpeted and have suspended ceilings incorporating recessed lighting.

The first floor offers open plan office areas with demountable partitioning creating three areas that could be removed to create a single large open plan area with glazing on three elevations.

The accommodation has most recently been used as offices but is capable of other uses subject to any necessary planning approvals.

Externally there is a concrete service yard and allocated parking.

Services

We are advised that single and 3 phase electricity, water and mains drainage are connected to the premises and 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. Heating is via oil fired central heating.

The property has measured in accordance with the RICS Code of Measuring Practice and confirm the following areas:

Area	sq ft	sq m
Ground Floor Offices	540	50.17
Kitchenette	58	5.39
Storage	106	9.84
First Floor Offices	805	74.79
TOTAL	1,509	140.19

Open plan layout



Suspended ceilings



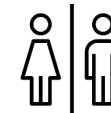
On-site parking



Kitchenette



WC facilities



▶ Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Wiltshire Council.

Tel: 0300 4560 1000 or www.wiltshire.gov.uk

Business Rates

The Valuation Office Agency describes the property as “Office and premises” with a Rateable Value of £12,750.

Interested parties should make their own enquiries to Wiltshire 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 energy performance certificate rating is C (75) which is valid until 15 August 2031. The full certificate and recommendations 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 premises are offered by way of a new full repairing and insuring lease for a term of years to be agreed direct from the Landlord at a rental of £18,000 per annum exclusive of business rates, estate service charge, building insurance and VAT.

Redecoration and refurbishment opportunities are available subject to further discussion.

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 may be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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

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AK Ref: JDG/DLN/93623

Date: November 2025

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



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SERVICES



MANAGEMENT
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ASSET
RECOVERY

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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.

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PROPERTY CONSULTANTS

