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Property

**Unit 15, Woodside, South  
Marston Industrial Est,  
Swindon, SN3 4WA**

Valuation

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### Valuation

Current rateable value (1 April 2023 to present)

**£29,500**

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill \(opens in new tab\) \(https://www.gov.uk/calculate-your-business-rates\)](https://www.gov.uk/calculate-your-business-rates)

### Valuations for this property

Valuations ?

Current 1 April 2023 to present

Effective date ?

1 April 2023

Rateable value

£29,500

Valuations ?

Previous [1 April 2017 to 31 March 2023 \(/business-rates-find/valuations/2075599000?valuationId=15914694000\)](/business-rates-find/valuations/2075599000?valuationId=15914694000)

Effective date ?

1 April 2017

Rateable value

£21,000

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## Valuation details

[^ Hide](#)

Description ?

Store and premises

Local council

Swindon

Local council reference ?

008370

Rating list ?

2023

Effective date ?

1 April 2023

Valuation scheme reference ?

[627783 \(/business-rates-find/valuations/26291777000/schemes/627783?uarn=2075599000\)](/business-rates-find/valuations/26291777000/schemes/627783?uarn=2075599000)

Base rate ?

£80.00

Measurement method ?

Gross internal area

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**Transitional relief certificate issued** No

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**Special category code** ? 268G

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## How the rateable value is calculated

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The Valuation Office Agency (VOA) uses a 'rental' method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme 627783 \(/business-rates-find/valuations/26291777000/schemes/627783?url=2075599000\)](#) which includes a price for floor areas and property features.

[More about how business properties are valued \(https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued\)](#)

## Store floor areas

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**Description**

Ground floor warehouse

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**Area m<sup>2</sup>/unit**

260.75

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|                            |        |
|----------------------------|--------|
| £ per m <sup>2</sup> /unit | £80.00 |
|----------------------------|--------|

|         |         |
|---------|---------|
| Value ? | £20,860 |
|---------|---------|

|             |                    |
|-------------|--------------------|
| Description | First floor office |
|-------------|--------------------|

|                           |       |
|---------------------------|-------|
| Area m <sup>2</sup> /unit | 90.51 |
|---------------------------|-------|

|                            |        |
|----------------------------|--------|
| £ per m <sup>2</sup> /unit | £96.00 |
|----------------------------|--------|

|         |        |
|---------|--------|
| Value ? | £8,689 |
|---------|--------|

|       |  |
|-------|--|
| Total |  |
|-------|--|

|                           |        |
|---------------------------|--------|
| Area m <sup>2</sup> /unit | 351.26 |
|---------------------------|--------|

|                            |  |
|----------------------------|--|
| £ per m <sup>2</sup> /unit |  |
|----------------------------|--|

|         |         |
|---------|---------|
| Value ? | £29,549 |
|---------|---------|

## Valuation

|             |         |
|-------------|---------|
| Total value | £29,549 |
|-------------|---------|

|                               |         |
|-------------------------------|---------|
| Rateable value (rounded down) | £29,500 |
|-------------------------------|---------|

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