



Unit 5 River Ray Industrial Estate, Barnfield Road

Swindon, SN2 2DT

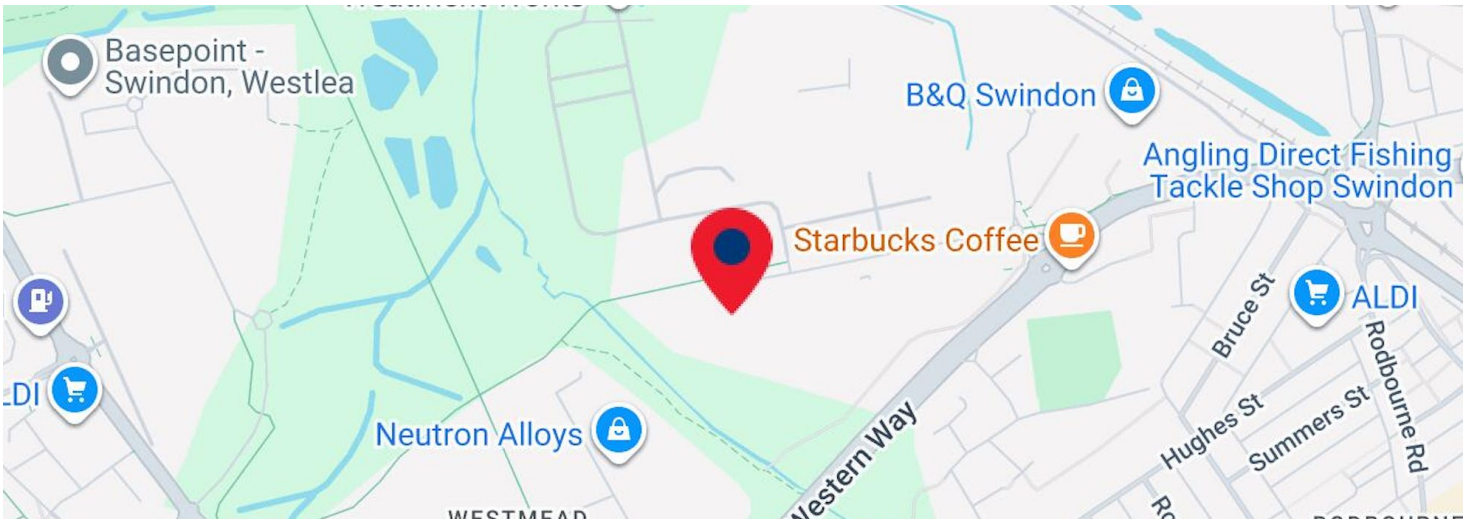
LIGHT INDUSTRIAL / WAREHOUSE UNIT

622 sq ft
(57.79 sq m)

- IDEAL STARTER UNIT
- ROLLER SHUTTER LOADING DOOR
- 5M EAVES HEIGHT
- SINGLE PHASE POWER SUPPLY
- LED LIGHTING
- STEEL SECURITY GATES
- ALLOCATED CAR PARKING

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Summary

Available Size	622 sq ft / 57.79 sq m
Rent	£11,250 per annum
Rateable Value	£6,100
Rates Payable	£2,635.20 per annum
EPC	D (90)

Location

River Ray Industrial Estate is centrally located approximately 1.5 miles to the north west of Swindon town centre. The unit has excellent road access to the B4006 Great Western Way dual carriageway, which provides access to Junction 16 of the M4 motorway. Occupiers in the vicinity include Lidl, B&Q, Iceland and Home Bargains.

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Description

Unit 5 is a mid-terraced unit of steel portal frame construction.

Internally the warehouse has a minimum clear eaves height of 5m. The premises benefit from a single phase power supply and roller shutter loading door in the front elevation. To the front, there is a separate pedestrian access with an adjacent WC. The unit offers scope to install a small office if required. There are steel security gates fitted.

There is allocated parking and loading immediately to the front of the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse including WC	622	57.79
Total	622	57.79

Terms

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

Viewings

Strictly by prior appointment through the joint agents



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