



Unit 2 River Ray Industrial Estate, Barnfield Road

Swindon, SN2 2DJ

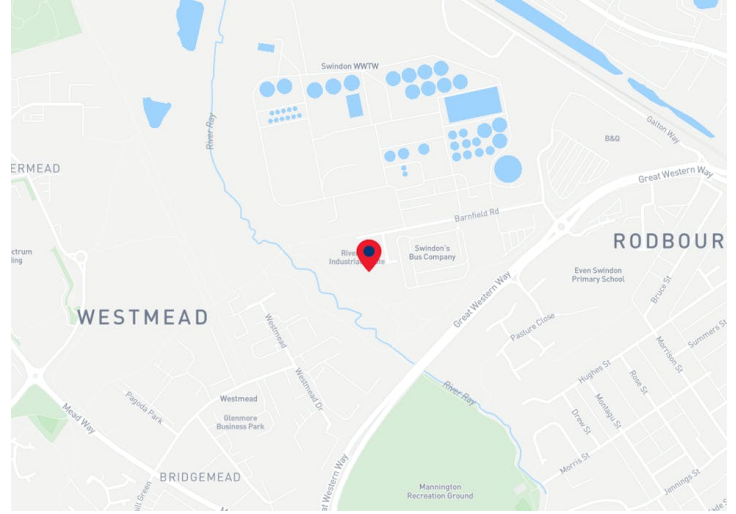
A MID TERRACED UNIT WITH PARKING AND LOADING

623 sq ft
(57.88 sq m)

- LIGHT INDUSTRIAL / WAREHOUSE UNIT
- FULL HEIGHT SHUTTER LOADING DOOR
- ALLOCATED CAR PARKING
- RECENTLY REFURBISHED
- 5M EAVES HEIGHT
- 3 PHASE POWER SUPPLY

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Summary

Available Size	623 sq ft / 57.88 sq m
Rent	£10,000 per annum
Rateable Value	£5,200
Rates Payable	£2,594.80 per annum
Rates Comment	Small Business Rates Relief may apply
Service Charge	N/A
EPC	D (98)

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 2 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 3 phase power supply and 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 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	623	57.88
Total	623	57.88

Viewings

Strictly by prior appointment through the joint agents



Chris Brooks MRICS

07733 114566

chris@whitmarshlockhart.com

James Gregory (Alder King)

01793 615477 | 07917 188 006