

Unit 5 River Ray Industrial Estate

Barnfield Road, Swindon SN2 2DT

Industrial Unit – 620 sq ft (57.55 sq m)

Location

River Ray Industrial Estate comprises 14 units laid out in three blocks.

It 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 links directly to Junction 16 of the M4 motorway less than 3 miles to the west.

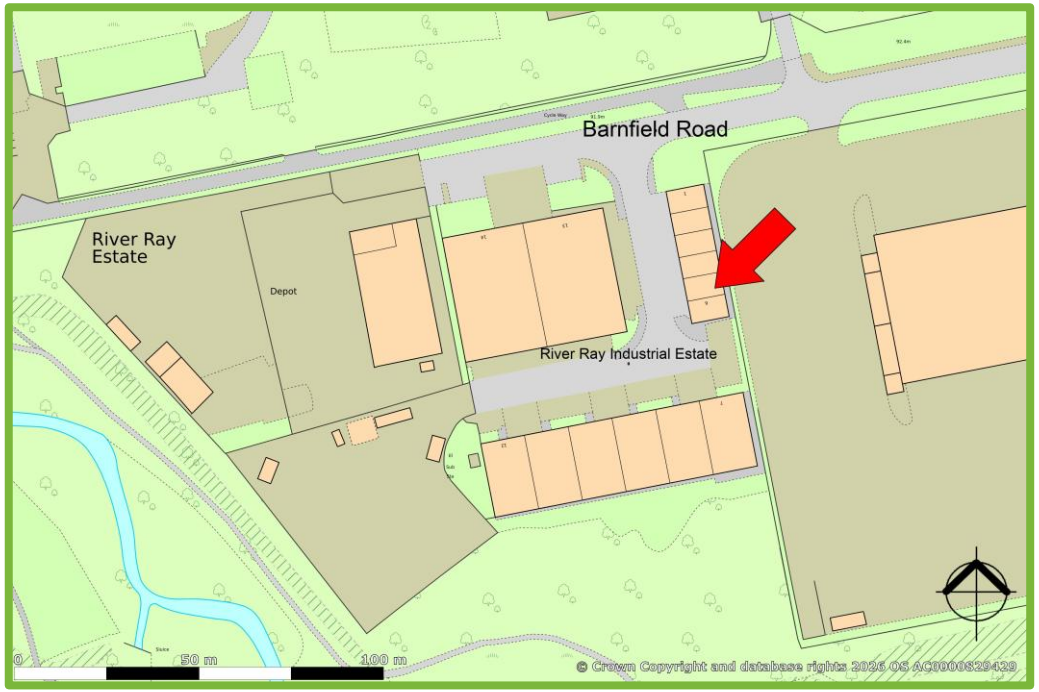
Occupiers in the immediate vicinity include Lidl, B&Q, Iceland, Home Bargains and Swindon Bus Company.

M4 - J16

3 miles

Swindon Town Centre

1.5 miles



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Accommodation

Description
Unit 5 is a mid-terraced unit of steel portal frame construction. Internally the warehouse has a minimum clear eaves of 4M at the rear rising to 5M at the front with a painted floor and walls.

There is a manually operated roller shutter door measuring 2.8M wide by 3.5M high and a separate personnel door. The premises benefit from a mains electricity supply, overhead lighting, a separate wc and the unit offers scope to install a small office if required.

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

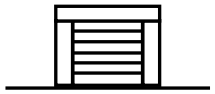
Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Warehouse	620	57.55
TOTAL	**620**	**57.55**

Retail amenities



Level loading door





Eaves height 4M – 5M

Redecorated



WC facilities



On-site parking



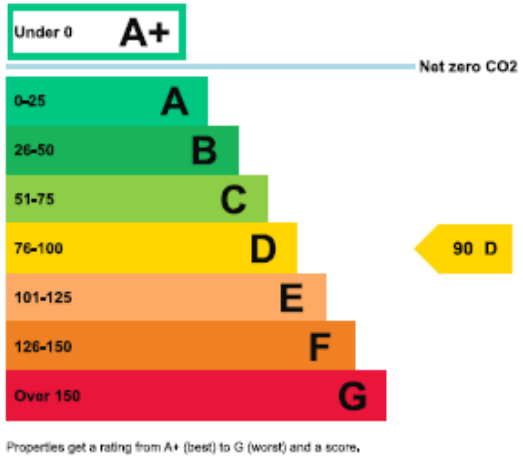
Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for Class E (commercial, business and service) or B8 (storage & distribution) uses but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council. Tel: 01793 445500 www.swindon.gov.uk

Business Rates
The Valuation Office Agency website lists the property as Warehouse and Premises with a rateable value of £6,100. Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment www.voa.gov.uk

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

Energy Performance Certificate



Lease
The unit is available on a new full repairing lease for a term of years to be agreed direct from the Landlord.

Rent
The property is offered to let at £11,250 per annum exclusive of VAT.

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

Anti Money Laundering
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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2 Lancaster Mews
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AK Ref: JDG/DLN/91092 **Date:** July 2026 **Subject to Contract**


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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 adv ce from a specialist source.

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PROPERTY CONSULTANTS



