River Ray Industrial Estate

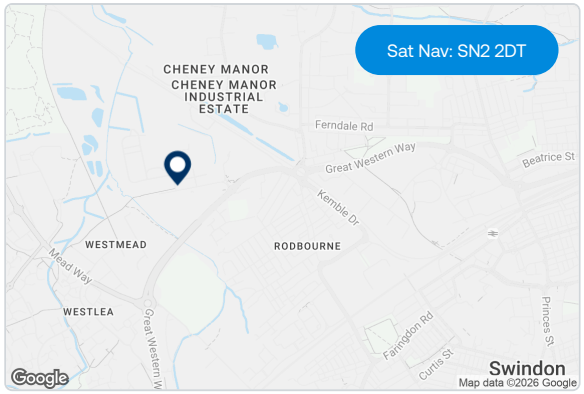
Barnfield Road Swindon SN2 2DT

Warehouse | 622 ft²

- 3 miles from J16 of the M4
- Roller shutter loading door
- 24/7 access
- On-site parking
- LED lighting







Description

The units are of steel portal frame construction. Internally the warehouse has a minimum clear eaves height of 5m. The properties benefit from three-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.

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.

Further information

EPC
Unit 5: D

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
5	Warehouse	622	Immediately	935
Total		622		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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