



## Unit 4 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
- ROLLER SHUTTER LOADING DOOR
- ALLOCATED CAR PARKING
- RECENTLY REFURBISHED
- 5M EAVES HEIGHT

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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
EPC	D (89)

## 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.

## Description

Unit 4 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 mains electricity 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 is allocated parking and loading 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
<b>Total</b>	<b>623</b>	<b>57.88</b>

## Viewings

Strictly by prior appointment through the agents



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