



**Unit 7 River Ray Industrial Estate, Barnfield Road,  
Swindon, SN2 2DT**

**AN END OF TERRACE UNIT WITH  
ALLOCATED PARKING AND  
LOADING.**

**2,516 sq ft**  
(233.74 sq m)

- LIGHT INDUSTRIAL / WAREHOUSE UNIT
- FULL HEIGHT ROLLER SHUTTER LOADING DOOR
- 3 ALLOCATED CAR PARKING SPACES
- 5M EAVES HEIGHT

# Unit 7 River Ray Industrial Estate, Barnfield Road, Swindon, SN2 2DT



## Summary

Available Size	2,516 sq ft / 233.74 sq m
Rent	£26,500.00 per annum
Rateable Value	£19,250.00
Rates Payable	£9,605.75 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (96)

## 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.

## ///what3words

<https://what3words.com/shock.swung.caves>

## Description

Unit 7 is an end of terrace unit of concrete portal frame construction under a metal truss roof. Internally the warehouse has a minimum clear eaves height of 5m. The premises benefit from a mains electricity supply and full height roller shutter loading door in the front elevation. To the front, there is a separate office with kitchenette and two WCs.

There are three allocated parking spaces and loading to the front of the premises.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,270	210.89
Ground - Office	246	22.85
<b>Total</b>	<b>2,516</b>	<b>233.74</b>

## Viewings

Strictly by prior appointment through the agents.



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