

River Ray

INDUSTRIAL ESTATE

Barnfield Road, Swindon • SN2 2DT

2,516 SQ FT & 2,512 SQ FT
(233.7 SQ M & 233.4 SQ M)

Units
8 & 12
TO LET

Refurbished
Warehouse
Units

Popular Light
Industrial
Estate

Close to J16
M4 & Central
Swindon



8

12

12

WWW.M7RE.EU

m|seven
REAL ESTATE

Location

- Situated to the north west of Swindon town centre which is approximately 1.5 miles away
- The units are accessed via Barnfield Road from the Barnfield roundabout on the B4006 Great Western Way dual carriageway which provides an excellent link to Junction 16 of the M4 motorway
- Nearby occupiers B&Q and Thamesdown Transport
- Three new out of town retail units have also recently been completed adjacent to Lidl and occupiers include Iceland and Home Bargains

Sat Nav: SN2 2DT



Description

- Both are terraced units, of concrete frame construction under an insulated pitched roof incorporating rooflights and providing a minimum internal eaves height of 4.61m (15')
- Clad in part brickwork and part profile metal sheet cladding with the party walls being full height blockwork
- The warehouses/workshops benefit from new electrically operated roller shutter loading doors measuring 4.4m (14'5)H x 3.43m (11'3)W
- The units have integral office accommodation with separate w.c. facilities which have been redecorated and recarpeted
- Externally there are 3 allocated car parking spaces per unit in addition to the loading apron

Accommodation

Area	Sq ft	Sq m	Allocated Parking
Unit 8	2,516	233.7	3 spaces
Unit 12	2,512	233.4	3 spaces

The property has been measured on a gross internal area in accordance with the RICS Code of Measuring Practice 6th Edition.

Services

The properties benefit from mains gas, electricity and mains water.

Terms

Each unit is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rental of £20,500 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificates

Unit 8: D-84 Unit 12: E-123



Viewing & Further Details

Strictly by prior arrangement with the agents, please contact:



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Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Planning

The units benefit from B1c, B2 and B8 consents. Please contact the local authority for further information.

Business Rates

Both units 8 & 12 have rateable values of £12,500. Interested parties should make their own enquiries with the local authority.