

REFURBISHED INDUSTRIAL/WAREHOUSE UNIT TO LET

Swindon

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PROPERTY CONSULTANTS



INDUSTRIAL/ WAREHOUSE UNIT

**Unit 8
River Ray Industrial Estate
Barnfield Road
Swindon
SN2 2DT**

**2,490 sq ft
(231.32 sq m)**

Unit 8 River Ray Industrial Estate, Barnfield Road, Swindon SN2 2DT

Location

River Ray Industrial Estate is situated to the north west of Swindon town centre which is approximately 1.5 miles away. The unit is 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 include B&Q, Lidl 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.



Description

Unit 8 is a terraced unit of concrete frame construction under an insulated pitched roof incorporating rooflights and providing a minimum internal eaves height of 4.61m (15'). The unit is clad in part brickwork and part profile metal sheet cladding with the party walls being full height blockwork. The unit benefits from a newly painted concrete floor, lighting, 3 phase electricity, new

electrically operated roller shutter loading door measuring 4.4m (14'5) high x 3.43m (11'3) wide. The unit has integral office accommodation with separate w.c. facilities.

Externally there are 3 allocated car parking spaces in addition to the loading apron.

Accommodation

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

Area	Sq ft	Sq m
Ground Floor	2,490	231.32

Services

We are advised that all main services are connected to the premises and 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.

Terms

The premises are 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.

Service Charge

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

Business Rates

The Valuation Office agency website describes the property as Warehouse and Premises with a rateable value of £12,750.

Interested parties should make their own enquiries to Swindon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

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 landlords' discretion.

Energy Performance Certificate

Following the refurbishment works, a new Energy Performance Certificate has been commissioned and is awaited.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasebusinesspremises.co.uk

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Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.

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