



**TO LET**

# Unit 2 River Ray Industrial Estate

Barnfield Road, Swindon, SN2 2DT

Industrial Unit – 623 sq ft (57 sq m)

# 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 links directly to Junction 16 of the M4 motorway to the West.

Occupiers in the vicinity include Lidl, B&Q, Iceland and Home Bargains and Swindon Bus Company.

**J16 M4**

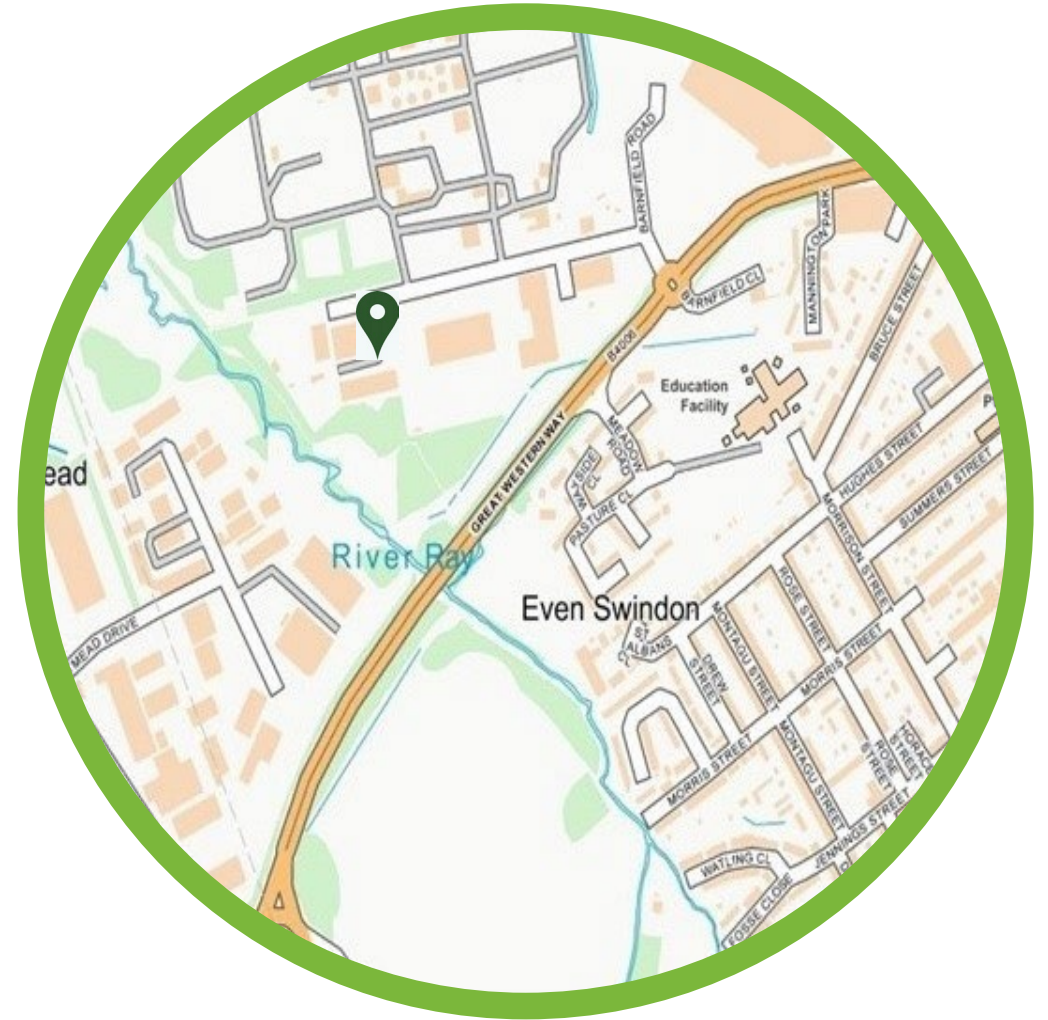


**3 Miles**

**Swindon  
Town Centre**



**1.5 miles**



**Promap Licence Number:**  
100022432

**Promap**  
LANDMARK INFORMATION GROUP



# Accommodation

### Description

Unit 2 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 will have a new roller shutter loading door. There is a separate personal access with an adjacent w.c. The unit will have LED hanging lights installed and offers scope to install a small office if required.

### Parking

There is allocated parking and loading to the front of the premises.

### Services

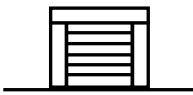
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Warehouse including WC	623	57.88
<b>TOTAL</b>	<b>623</b>	<b>57.88</b>

**Industrial & Logistics**



**Roller shutter door**



**Allocated parking**



**Eaves height 5m**



**EPC Rating D (89)**



**LED lighting**







# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for industrial use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council. Tel: 01793 445500 or [www.swindon.gov.uk](http://www.swindon.gov.uk)

## Business Rates

The current Rating List (2023) describes the property as “Workshop and Premises with a rateable value of £5,200. Small Business Relief may apply.

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

## Energy Performance Certificate

The EPC Rating is D (89). The full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease

The unit is available on a new full repairing lease for a term of years to be agreed direct from the Landlord.

## Rent

The premises are available to let at £10,000 per annum exclusive.

Please note all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT, payable quarterly in advance.

## Legal Costs

Each party is to be responsible for their own legal costs.

## 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 the landlord’s discretion.

## VAT

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

## Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



# Viewing Arrangements

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

## Whitmarsh Lockhart

Stirling Road  
South Marston Park  
Swindon  
SN3 4YH

[www.whitmarshlockhart.com](http://www.whitmarshlockhart.com)

## Chris Brooks

01793 544834

[chris@whitmarshlockhart.com](mailto:chris@whitmarshlockhart.com)

## Alder King Property Consultants

12 Pine Court  
Kembrey Park  
Swindon  
SN2 8AD

[www.alderking.com](http://www.alderking.com)

## James Gregory

01793 428106

07917 188006

[jgregory@alderking.com](mailto:jgregory@alderking.com)



**AK Ref:** JG/91092 July 2024

Subject to Contract

## Important Notice

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### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.

