

TO LET

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PROPERTY CONSULTANTS

BARRON HEATING LTD
Commercial Installation & Maintenance

TO LET
1,136 SQ FT
INDURENT
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105

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EXCALIBUR EN

Unit 105 Rivermead Business Park

Rivermead Drive, Swindon SN5 7EX

Modern industrial workshop unit – 1,136 sq ft (105.55 sq m) net approx

Location

Rivermead Business Centre is located within the well established Rivermead employment area within West Swindon approximately one mile from the Great Western Way.

The 16 unit estate is situated at the end of Rivermead Drive and offers easy links to the town centre via Mead Way, to the A419 Cirencester and Gloucester via Thamesdown Drive, and to Junction 16 of the M4 via Whitehill Way.

There is an Aldi supermarket within a few hundred yards and the West Swindon District Centre which is anchored by Asda is less than one mile distant.



M4 – J16



2.75 miles west

A419



5 miles northeast

**Swindon
Town Centre**



2 miles

**Great
Western Way**



1 mile

Accommodation

Description

The property comprises a mid terrace commercial unit of clear span steel frame construction, with brick and clad elevations beneath a pitched roof. Internally the unit provides open plan space to the ground floor with a painted floor and walls, LED lighting, wc and teapoint facilities.

There is an up and over loading door 3.15m wide x 3.00m high and there is a 3 phase electrical supply.

The first floor carpeted mezzanine area, with double glazed windows to the front and rear, provides additional open plan accommodation suitable for further storage or offices.

The site is bounded by palisade fencing and secure gates which are locked at night & weekends (the units can be accessed 24/7 by occupiers).

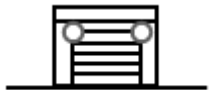
Externally there are 2 car parking spaces, loading apron and a shared service area.

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
Ground Floor	780	72.48
First Floor	356	33.07
TOTAL	1,136	105.55

Surface Level Loading Door



3 phase power



Mezzanine level Offices/Storage



Teapoint



WC facilities



2 car parking spaces



Bicycle parking



Planning | Rates | EPC | Terms

Planning

We understand that the property is suitable for Class E (commercial, business and service) and B8 (Storage and Warehousing) uses.

Interested parties are recommended to make their own specific enquiries with the Local Planning Authority, Swindon Borough Council 01793 445500
www.swindon.gov.uk

Business Rates

The Valuation Office Agency website describes the property as “Workshop & Premises” with a Rateable Value of £9,300.

Interested parties should make their own enquiries to the local billing authority, Swindon Borough Council, to ascertain the exact rates payable. A change in occupation may trigger an adjustment for the rating assessment.

Energy Performance Certificate

The EPC Rating of C (67) is valid until 19 November 2033. 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 premises are available by way of a new full repairing and insuring lease direct from the Landlord for a term of years to be agreed.

Rent

The Premises are available at an initial rent of £14,600 per annum exclusive 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 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:



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Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/99409
Date: November 2024
Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

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.

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