

# REFURBISHED INDUSTRIAL/WAREHOUSE UNIT TO LET Swindon

**alder king**

PROPERTY CONSULTANTS



## INDUSTRIAL/ WAREHOUSE UNIT

Unit 6  
River Ray Industrial Estate  
Barnfield Road  
Swindon  
SN2 2DT

630 sq ft  
(58.53 sq m)

# Unit 6 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 6 is an end terraced unit of concrete frame construction under an insulated monopitch roof providing a minimum internal eaves height of 3.80m (12'5) incorporating rooflights. 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 painted concrete floor, new hanging lighting, 3 phase electricity, new manually operated roller shutter loading door and a separate new pedestrian door and a separate w.c facility.

Externally there is an allocated car parking space 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	630	58.53

## 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 rental of £550 per month exclusive of service charge and VAT.

## 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 £4,150.

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](http://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

The energy performance certificate rating is C (68). The full certificate and recommendations can be provided on request.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)

**alder king**

PROPERTY CONSULTANTS



# Unit 6 River Ray Industrial Estate, Barnfield Road, Swindon SN2 2DT

## 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

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## 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.

## Alder King Property Consultants

15 Cherry Orchard West  
Kembrey Park  
Swindon SN2 8UP

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

**James Gregory**

01793 428106

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

or

Giles Weir, JLL

0117 927 6691

[giles.weir@eu.jll.com](mailto:giles.weir@eu.jll.com)

**Ref:** JDG/DLN/74860

**Date:** October 2018

**alder king**

PROPERTY CONSULTANTS