

**Mileway**

# River Ray Industrial Estate Swindon

Available to Let  
Warehouse  
622 sq ft

1

2

3



3 miles from J16 of the M4



Roller shutter loading door



24/7 access



On-site parking



LED lighting

# River Ray Industrial Estate

Swindon SN2 2DT



## Description

The units are of steel portal frame construction. Internally the warehouse has a minimum clear eaves height of 5m. The properties benefit from three-phase power supply and loading door in the front elevation. To the front, there is a separate pedestrian access with an adjacent WC. The unit offers scope to install a small office if required. There is allocated parking and loading immediately to the front of the premises.

## 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 provides access to Junction 16 of the M4 motorway. Occupiers in the vicinity include Lidl, B&Q, Iceland and Home Bargains.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**  
**Scott Jones**  
walesandsouthwest@mileway.com  
0292 168 0815

**Alder King**  
**James Gregory**  
jgregory@alderking.com  
01793 428 106

**Whitmarsh Lockhart**  
**Chris Brooks**  
chris@whitmarshlockhart.com  
01793 544834



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 2	Warehouse	622	Immediately	£900 PCM
Total		622		

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