

River Ray Industrial Estate refactor test 2

Scotts Road Paisley PA2 7AN

Parking | 1,000 - 24,165 sq ft



3 miles from J16 of the M4



Roller shutter loading door



On-site parking



LED lighting



24/7 access

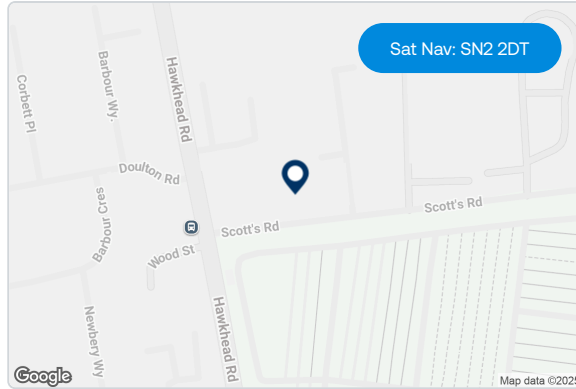


Public transport

Available to let



13



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.

Further information

EPC
EPC is available upon request.

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.

[Book a viewing](#)

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Accommodation

(Floor areas based on gross internal area are as follows)

Unit	Property Type	Size (sq ft)	Availability
Unit 15	Parking	1,000	Immediately
Unit 13	Parking	7,201	Immediately
Unit 1, 3 & 5	Parking	15,964	Immediately
Total		24,165	

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