

# River Ray Industrial Estate 2

Scotts Road Paisley PA2 7AN

Warehouse | - 5,000 sq ft



3 miles from J16 of the M4



Roller shutter loading door



On-site parking for cars



LED lighting in working area



24/7 access



Public transport

Available to let



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## Location & Connections

Adding testing text. 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.





## Description

Adding testing text. 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.

## 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.



## Accommodation

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

Unit	Property Type	Size (sq ft)	Availability
Unit 15	Warehouse		Immediately
Unit 13	Warehouse	2,000	Immediately
Unit 1, 3 & 5	Warehouse	3,000	Immediately
<b>Total</b>		<b>5,000</b>	

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