

Industrial

UNIT 116 | RIVERMEAD BUSINESS CENTRE

Rivermead Drive, Swindon, SN5 7EX

UNIT 116 | 1,766 SQ FT

Industrial unit with Office Accommodation

This excellent starter unit benefits from a large mezzanine level above the industrial space, maximising the available floor area, and the well-proportioned office accommodation provides ample workspace, with capacity for up to six desks, making it ideal for growing businesses.

The property also features multiple kitchenettes and bathroom facilities for added convenience.

Positioned as an end-of-terrace unit, the space is well suited to logistics, storage, light industrial, or trade occupiers. It's flexible layout offers a range of business uses, while the close proximity to the Swindon interchange provides excellent connectivity and easy access to key transport routes.

This versatile unit presents an ideal opportunity for start-ups and established businesses alike.

Lease Type

New



Unit Summary

- ☒ Car Parking
- ☒ WC Facilities
- ☒ Double Glazed Windows and Doors
- ☒ 3 Phase Power
- ☒ 24 Hour Access
- ☒ Flexible Space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£23,600.00	£13.36
Rates	£6,588.00	£3.73
Maintenance Charge	£3,600.00	£2.04
Insurance	£353.20	£0.20
Total Cost	£34,141.20	£19.33

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Rivermead Business Centre is located in Shaw, 3 miles north west of Swindon Town Centre.



Road
M4: 2 miles



Airport
Heathrow: 70 miles



Rail
Swindon: 2 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (64)



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Key Contact



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For more info please visit: unit.info/UIP0300034

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