



**BARNFIELD ROAD
SWINDON
SN2 2DJ**

RETAIL WAREHOUSE DEVELOPMENT A1 (non-food) PLANNING CONSENT

LOCATION

The site is prominently situated fronting the A3102 Great Western Way to the West of Swindon town centre and approximately 3 miles from Junction 16 of the M4 motorway.

The subject site is adjacent to Lidl and opposite a 120,000 sqft B&Q.

ACCOMMODATION

The premises will comprise purpose built retail warehousing designed over ground floor level only, with rear servicing, incorporating the following approximate gross internal area:-

Ground Floor GIA: 3310 sq m (35,620 sq ft)

TENURE

The premises are to be available on a new lease with a rent and term to be agreed.

RATES

The premises have yet to be assessed for rates.

VIEWING

The location of the site can be viewed from Great Western Way and Barnfield Road. Please contact the offices of SMART4 Limited for further details.

August 2016

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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