

## RETAIL WAREHOUSING DEVELOPMENT Wide AI (Non-Food) Planning Consent

**Barnfield Road Retail Park, Great Western Way, Swindon  
SN2 2DJ**



### 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 park incorporates an existing Lidl whilst being next to a 120,000 sqft B&Q.

### Accommodation

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

Up to three units

Ground Floor GIA from 1,000 sqm (10,765 sqft) to 3,310 sq m (35,620 sq ft)

The scheme will have 195 car parking spaces

### Tenure

The premises are to be available on a new lease with a rent and term to be agreed. It is anticipated that occupation for fit-out can be given late July 2017

### 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. For further information please contact:

Stephen Smart: 020 7569 9909 – [sjs@smart-4.co.uk](mailto:sjs@smart-4.co.uk)

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For further details

020 7569 9900

EPC available on request  
Subject to Contract and 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.

## BARNFIELD ROAD, SWINDON, SN2 2DJ

