



CARRIAGE WORKS

SWINDON



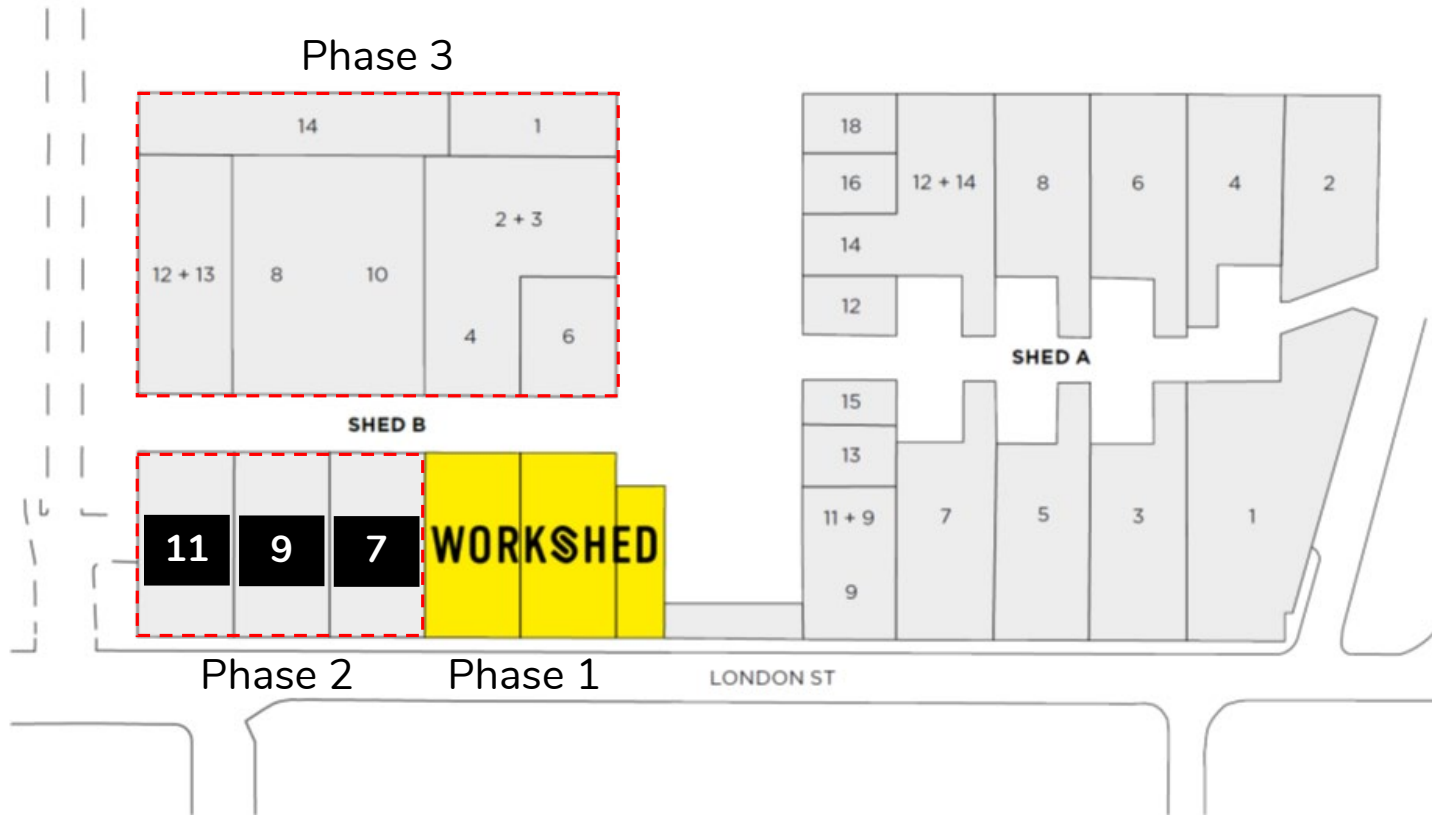
SWINDON
BOROUGH COUNCIL

Carriage Works offers a superb opportunity for businesses to base themselves in Grade-II listed buildings close to Swindon's town Centre.

Built around 1876, as part of Brunel's Great Western Works, these buildings were once the largest carriage works in the country, standing at the forefront of Victorian industrial innovation.

Carriage Works aims to transform Brunel's legacy into the twenty-first century and beyond.

**Bringing innovation
back to where it
belongs, where
creative heritage
comes to life.**



- Phase 1 units 3&5 (WorkShed) has been completed
- Phase 2 units 7/9/11
- Unit 11 has been pre-let to Royal Agricultural University (Cultural Heritage Institute)
- Units 7/9 are now available to pre-let individually or separately
- 12-18 months timeline to occupation

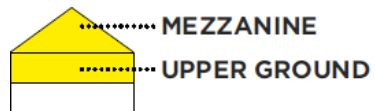
Regeneration

Unit 7

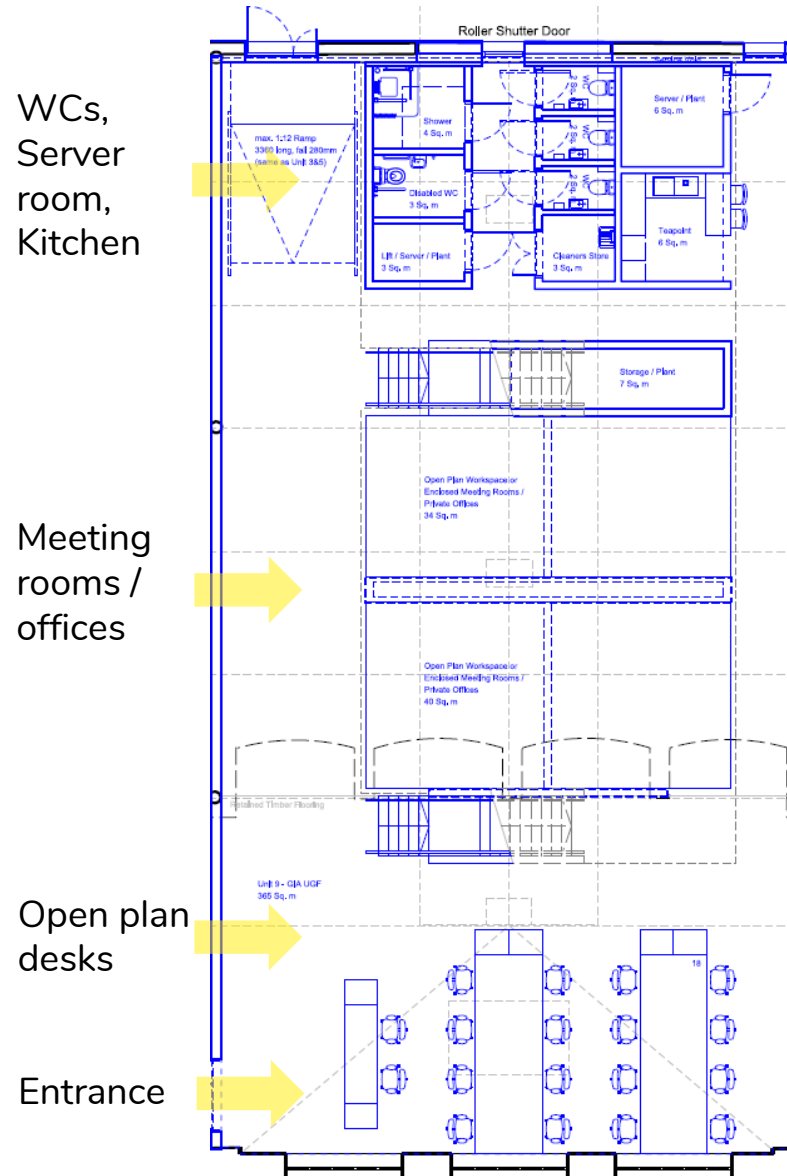
- Optional mezzanine
- Shared front entrance with units 9/11
- Can be linked directly to unit 9
- Flexible space can be adapted to meet business needs

Approximate

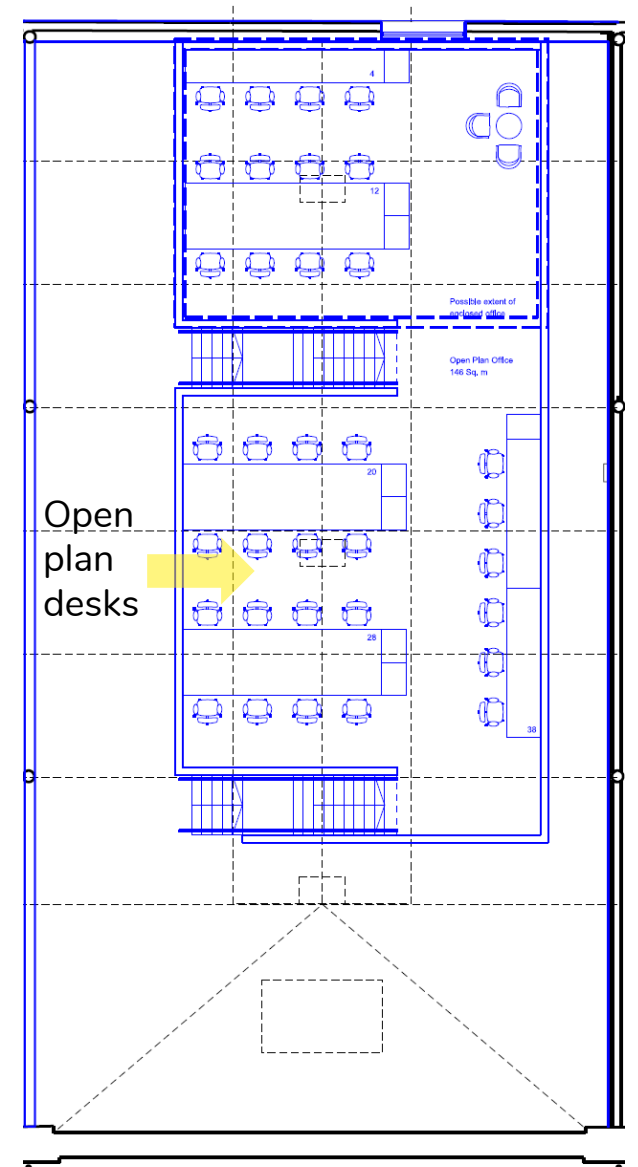
	GIA	Min. Desks
Upper ground floor	3,928	34
Mezzanine	1,500	31
Total	5,428	65



Upper ground floor



Mezzanine



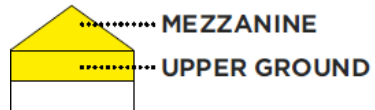
London St at lower ground floor

Unit 9

- Optional mezzanine
- Shared front entrance with units 7/11
- Can be linked to unit 7
- Flexible space can be adapted to meet business needs

Approximate

	GIA	Min. Desks
Upper ground floor	3,928	18
Mezzanine	1,410	32
Total	5,338	50



Upper ground floor

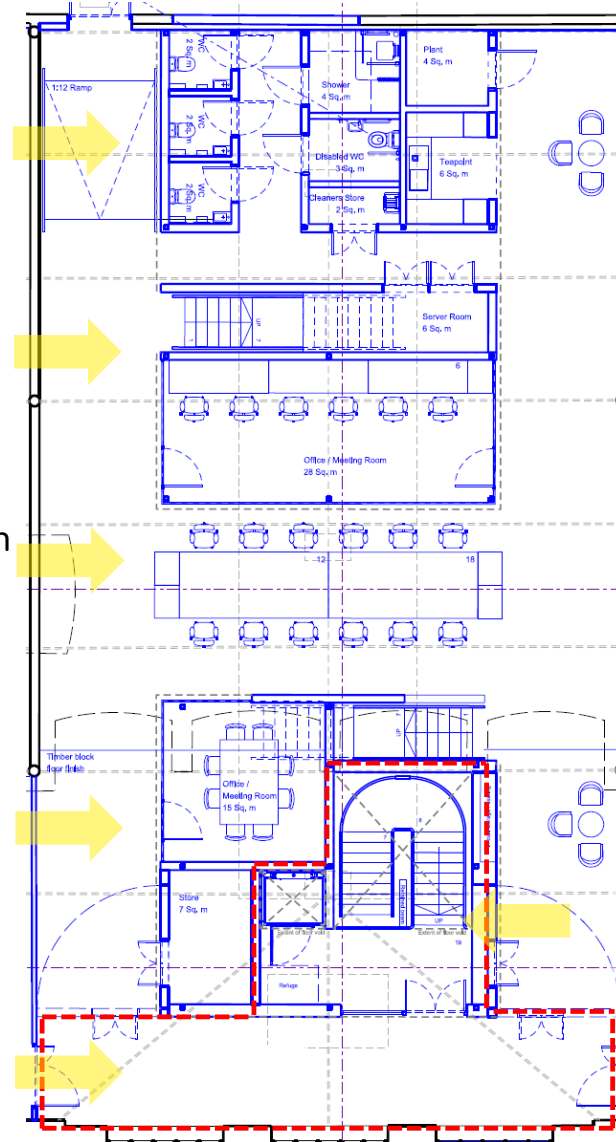
WCs,
Server room,
Kitchen

Meeting room /
office

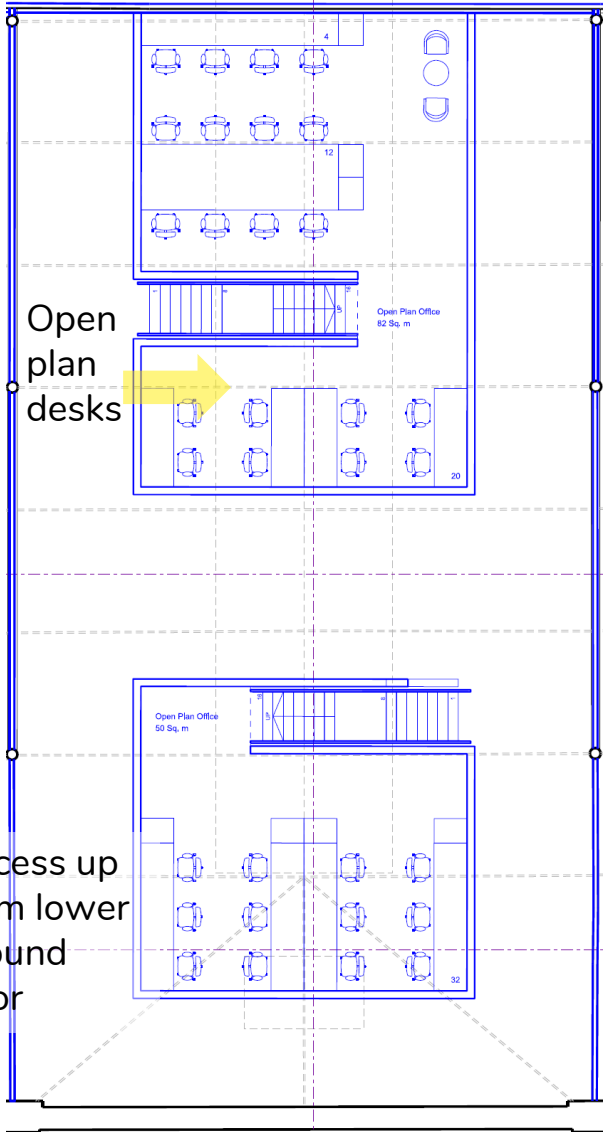
Open plan
desks

Meeting room /
office

Shared
area



Mezzanine

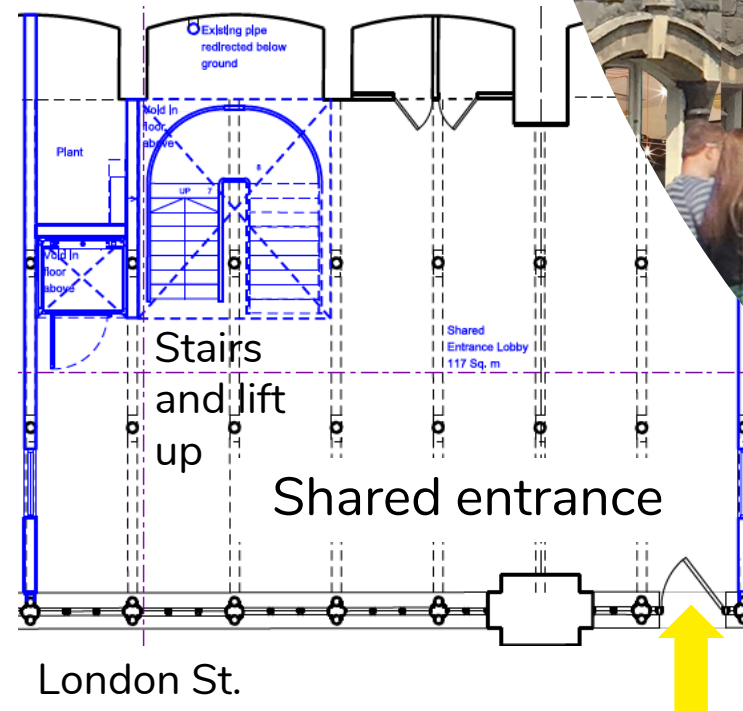


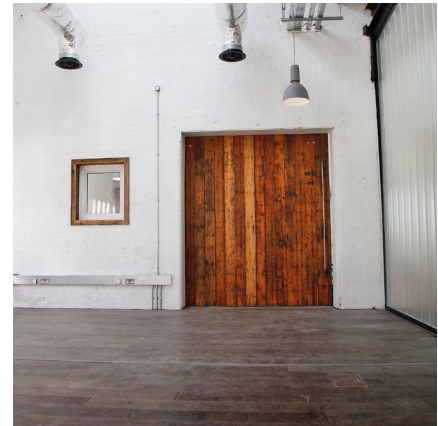
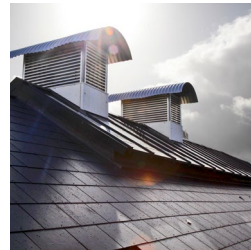
London St at lower ground floor

Shared area 7/9/11

- Shared entranceway at lower ground floor (London Street)
- Leading to shared reception/breakout area at upper ground floor
- 5 minute walk to train station
- Access at upper ground floor via Service Road from Bristol St. Car Park

Lower ground floor:







Specification

- Same CAT A specification as units 3/5 (WorkShed)
- Some flexibility for prospective tenants to request changes
- Subject to budgetary, planning and listed building constraints
- Award-winning architecture by Metropolitan Workshop





Facilities

- Each unit has 5 allocated car parking spaces
- Other parking availability in Bristol St. Car Park
- Season tickets available
- Cycle storage facilities on site
- 10-min walk to local amenities in Town Centre and McArthur Glen Designer Outlet

Broad timeline

- Timelines substantially reduced thanks to budget, planning and listed building approvals already in place
- Contractors have been appointed to a Heritage Framework enabling short procurement times
- Total timeline 12-18 months
- Allow more time if substantive design changes required

Step	Times
Heads of Terms for Agreement for Lease	1-2 months
Design revisions	1-4 months
Specification for Landlord's works	
Agreement for Lease completed	
Further planning and listed building consents if needed	3-4 months
Technical design	
Procurement of main contractor	1 month
Contractor's mobilisation period	1 month
Construction works start on site subject to any further planning and listed building consents	5-6 months
Practical Completion	
Completion of lease and start of tenancy	

Letting details

User

Planning for B1 office use.

Tenure

Offered on the basis of a pre-let on a new effective full repairing and insuring lease for a term to be agreed.

The quoting rent is £18.00 per sqft per annum exclusive. VAT is applicable, and the rent would be paid quarterly in advance.

EPC

An EPC will be obtained once the refurbishment works have been completed

Business Rates

The tenant will be responsible for the rates payable. The premises have yet to be assessed for rating purposes. It is possible that qualifying tenants will receive Small Business Rates Relief.

Service Charge

In addition to the rent the tenants will pay a service charge to cover external repairs and maintenance and cleaning of internal common parts, building insurance and any security which may be introduced within the common parts.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

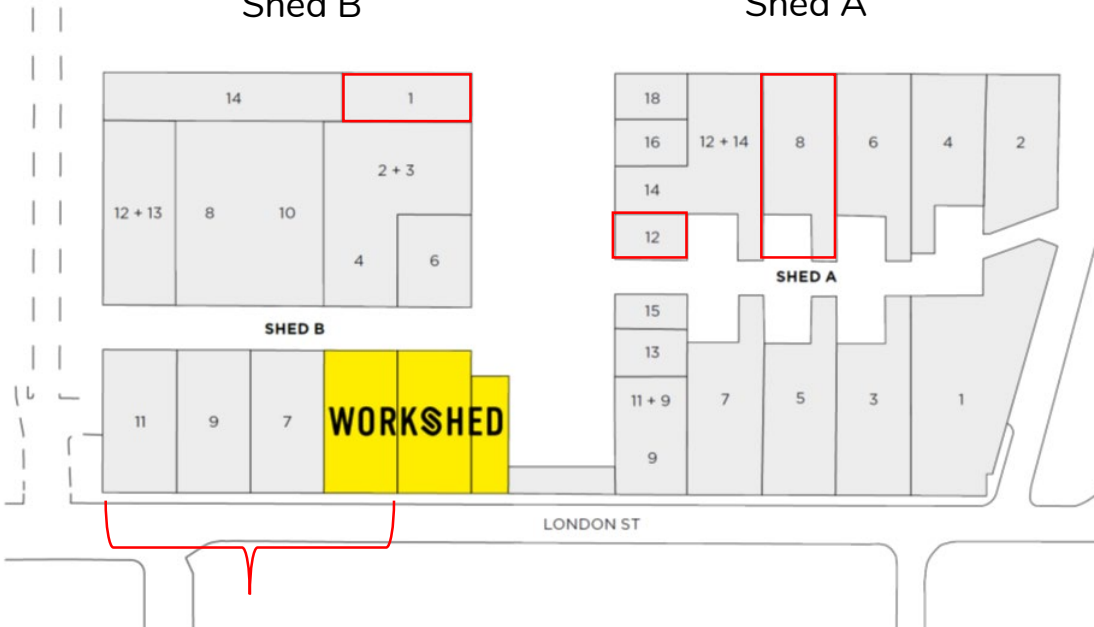


THE PERFECT
ENVIRONMENT
FOR GROWTH

Other space

Shed B

Shed A



Industrial/warehouse

There are two units available within Shed A (units 8 and 12). Potential use of unit 1 in Shed B for storage.

Office and Retail

Part of the 'bike sheds' running along London Street (lower ground floor) will be refurbished as part of Phase 2. Primarily reserved for A1 retail.



The area adjacent to the entrance to units 7/9/11.



Further information:



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