

# TO LET

17 – 21 HIGH STREET • OLD TOWN • SWINDON • SN1 3EG



234.7 sq m  
2,526 sq ft

- FIRST FLOOR OFFICE ACCOMMODATION
- ESTABLISHED PROMINENT LOCATION
- FLEXIBLE LEASE TERMS
- PUBLIC CAR PARKS NEARBY
- CENTRAL OLD TOWN

## Location

Swindon is strategically located on Junctions 15 and 16 of the M4 motorway, providing direct access to London and Bristol, and the A419 providing access to the M5 motorway to the north.

The property is prominently located on the High Street within the Old Town area of Swindon. Within a short walk of the property is the increasingly popular Wood Street, which benefits from a variety of coffee shops, restaurants and local retailers. Nearby occupiers include the Co-Op, Lloyds Bank, HSBC and Subway.

## Description

The premises comprise first floor accommodation accessed directly off of the High Street, above Domino's.

Internally, the premises largely comprise of open plan space, with four separate rooms and a male and female WC.

The property is suitable for a range of uses, subject to the necessary planning consent.

## Accommodation

All measurements are approximate and given on a net internal basis, in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
First floor	234.7	2,526
Total	234.7	2,526

## Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Quoting Terms

£25,000 per annum exclusive.

Please note the rents are exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

## Business Rates

Please contact the agents for further information.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.



## Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

Miles Cross MRICS

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## Agency Services

- Sales
- Development advice
- Lettings
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