



First and Second Floors, 8 Bath Road, Old Town

Swindon, SN1 4BA

**PRESTIGIOUS OFFICES IN A
PROMINENT OLD TOWN
LOCATION WITH PARKING**

1,695 sq ft
(157.47 sq m)

- FULLY SELF CONTAINED
- PROMINENT POSITION
- REFURBISHED TO A HIGH STANDARD
- PRIVATE CAR PARK WITH 3 ALLOCATED SPACES

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Summary

Available Size	1,695 sq ft / 157.47 sq m
Rent	£17,000 per annum
Rateable Value	£20,250
Rates Payable	£8,748 per annum
EPC	E (104)

The suite further benefits from kitchen and separate male and female toilets.

There are two smaller rooms located at the front of the first floor which offer a flexible working space.

To the rear of the property is a private car park where up to 3 spaces will be allocated.

Location

Swindon is an important provincial centre located on Junctions 15 and 16 of the M4 motorway, midway between Reading (40 miles) and Bristol (41 miles).

The property is situated within the Old Town area of Swindon which has become a centre for professionals, such as banks, solicitors and accountants. The area has recently undergone an extensive redevelopment, both commercially and residentially.

///what3words

<https://what3words.com/finest.testers.dare>

Description

The property comprises an attractive end terrace two storey Grade II Listed Georgian building located in a prominent position on Bath Road.

The property is constructed of brick elevations under a pitched slate roof with a modern rear extension.

The first floor offices and second floor storage are fully self contained and accessed via a dedicated entrance. The property has been refurbished to a high standard and benefits from new carpeting and redecoration throughout.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office	1,174	109.07
2nd - Storage	521	48.40
Total	1,695	157.47

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge and building insurance, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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