

TO LET / FOR SALE - INDUSTRIAL / LAND / LEISURE / OFFICE / RETAIL / TRADE COUNTER

Unit 17 Greenbridge Leisure Park

Garrard Way, Swindon, SN3 3HT



Key Highlights

- 20,000 sq ft
 - Prominent position on the Greenbridge Retail & Leisure Park
 - Additional land of approx. 1 acre available by agreement
 - Suitable for variety of uses (STP) including showroom, leisure, gym or offices
 - Parking for up to 65 vehicles
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Description

Unit 17 Greenbridge Retail Park provides refurbished, two storey office accommodation suitable for a wide range of uses including retail showroom for which planning permission has already been granted, offices or (subject to change of use) alternative uses such as leisure or a place of work.

The property is accessed from a large car park to the front of the building with up to 65 spaces. There is a dedicated reception area with both lift and stairs to the first floor. The ground floor is currently left to shell whilst the first floor is fitted as open plan offices.

To the side and rear of the property there is additional land available of approximately 1 acre. This could be used for a variety of uses and allow for further development (subject to planning permission).

Location

The property is situated on Garrard Way, on the edge of the Greenbridge Retail & Leisure Park where there is a wide range of shops, restaurants and leisure uses including a cinema.

The main thoroughfare of Drakes Way which links the town centre with the A419 Dual Carriageway (approximately 1 mile distant) is just a few hundred metres away. Drakes Way is popular with a number of road frontage users including Big Yellow, The Car Shop and Mercedes Benz.

The A419 connects with the M4 to the south at Junction 15 (approximately 5 miles) the A420 (approximately 1 mile) and the M5 to the north at Gloucester.

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice and provides the following accommodation.

Name	sq ft	sq m
Ground - Showroom, Leisure, Office	10,000	929.03
1st - showroom, leisure, office	10,000	929.03
Total	20,000	1,858.06

Specification

Comprehensively refurbished
Lift access
Excellent natural light
III Phase electricity supply
65 parking spaces
Solid floor
WC's and kitchen area

Utilities

Subject to pre contract verification all mains utilities, including gas and 3 phase electricity are available to the property.

Terms

The property is available to purchase on a freehold basis with vacant possession. Alternatively, a new full repairing and insuring lease will be considered. The quoting price and rent are available on application.

Each party is to be responsible for their own legal costs.

Business Rates

The property will be reassessed for rating purposes and further information is available from the agent.

EPC

The property has an EPC rating of D (91).

Anti Money Laundering Regulation

A prospective purchaser or tenant will be required to provide information to satisfy these Anti-Money Laundering Regulations once terms have been agreed.



Contact

Alastair Andrews

01793 438938

07989 512 606

alastair@loveday.uk.com

Bradley Forbes

01793 438939

07786 554245

bradley@loveday.uk.com

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