

Ground & First Floor Eastcott House

4 High Street, Old Town, Swindon, SN1 3EP



Key Highlights

- Prominent location in Old Town High Street, close to Wood Street
- High quality fully height glazed partitioning
- 4 car spaces
- Accessed via shared foyer
- Potential for alternative uses



Description

A ground and first floor office suite benefitting from quasi retail frontage to the High Street which may be suitable for a range of alternative uses subject to planning consent.

The offices benefit from high quality fully glazed partitioned offices, meeting rooms, dedicated WC facilities at each floor and kitchen / break out area.

There are 4 parking spaces available nearby.

Location

The property is situated in a prominent position on the High Street in Swindon's Old Town.

Nearby retailers include the CoOperative Supermarket and numerous specialist retailers, bars and restaurants.

Accommodation

The accommodation comprises of the following measured on a net internal basis (NIA):-

Name	sq ft	sq m
Ground - Office	1,590	147.72
1st - Office	1,810	168.15
Total	3,400	315.87

Viewings

Strictly by appointment the sole agents, Loveday,
Ref: Bradley Forbes.

Terms

The property is available as a whole, or on a floor by floor basis by way of a new full repairing and insuring lease via service charge for a term to be agreed, subject to periodic upward only rent reviews.

The quoting rent is £14 psf exclusive of business rates, service charge and VAT.

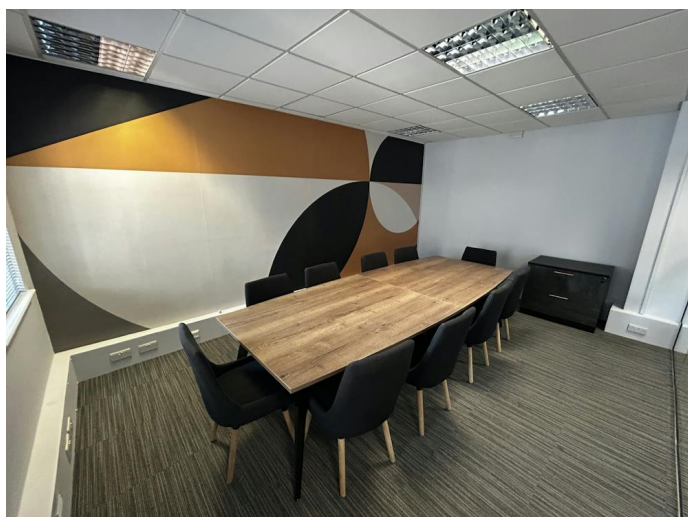
Further information is available from the agents.

Planning

We understand the property has established office use but our client will consider alternative uses (subject to Planning).

EPC

The property has an EPC rating of D - 77. A full report is available upon request.



Contact

Bradley Forbes

01793 438939

07786 554245

bradley@loveday.uk.com

IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 16/09/2026

