

19-21 Canal Walk

Swindon, SN1 1LD



Key Highlights

- 6,000 to 12,193 sq ft
- Use Class E
- Air Conditioned
- EPC A
- Alternative uses welcome subject to planning
- Competitive rental packages



Description

19-21 Canal Walk is located entirely at ground floor level, benefitting from dedicated entrances on Canal Walk and Market Street / Wharf Green. Given the dual entrance options, the property is capable of being split if required, however, it currently offers predominantly open plan office accommodation, with additional meeting rooms, kitchen and WC facilities.

Location

Canal Walk is a 6 minute walk from Swindon Rail Station, which offers a direct link to London Paddington of approximately 50 minutes.

The property is situated in the heart of Swindon's Brunel Shopping Centre and immediately adjacent to McDonald's and Boots the Chemist. On the opposite side of Wharf Green, two multi storey car parks offer ample parking for visitors.

Accommodation

The accommodation comprises the following areas measured on a net internal basis:

Name	sq ft	sq m
Ground - Office / Retail	12,193	1,132.77
Total	12,193	1,132.77

Terms

The property is available on a new lease for a term of years to be agreed at the quoting rent of £7.50 psf per annum exclusive of business rates, service charge and VAT (if applicable).

Flexible leasing packages to suit individual occupier's requirement can be made available and further information can be obtained via the agents.

Business Rates

Further information is available from the agents.

Planning

Class E. Alternative uses will be considered subject to planning. Interested parties are recommended to make their own enquiries with the Local Planning Authority, Swindon Borough Council 01793 445500.

EPC

Rating A - 22

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

NB

Please note - all internal images are for illustrative purposes only.



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