TO LET - RETAIL

Delta 1402

Delta Office Park, Welton Road, Swindon, SN5 7XN

Key Highlights

- 1,077 sq ft
- LED lighting
- Kitchen & storage / treatment room
- Adjacent to Newsagents, Creche and Delta Tennis Centre
- Prominent frontage to Welton Road / Delta Business Park
- Open plan office
- 5 parking spaces in adjacent car park
- Busy mixed use area

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Description

Delta 1402 has recently been refurbished to provide an open plan retail unit with additional kitchen and office / treatment room / storage area to the rear. The unit benefits from a suspended ceiling, LED lighting and linoleum flooring.

There are dedicated male and female WC facilities to the rear of the unit.

Location

Delta 1402 is situated on Welton Road, Delta Business Park in West Swindon, and is adjacent to a newsagents, Creche and Delta Tennis Centre and nearby to a KFC drive thru, Audi main dealership and Travelodge.

The nearby Delta Office Park is a popular business destination within Swindon and the recent conversion of several office buildings to residential use has added to the vibrancy of the area.

Accommodation

The accommodation has been measured on a net internal basis (NIA) and comprises the following areas:-

Name	sq ft	sq m
Ground - Retail	1,077	100.06
Total	**1,077**	**100.06**

Terms

The property is available to let on a new FRI lease via service charge for a term of years to be agreed.

The quoting rent is £20,000 per annum exclusive of business rates, service charge and VAT (If applicable).

User

Class E.

Business Rates

The property has a Rateable Value of £22,500 as of 1st April 2026. Under the new rating regime the UBR will be 38.2 which equates to £8,595 per annum. We recommend obtaining confirmation of this from the Local Rating Authority.

Legal Costs

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

EPC

Rating C - 75.

Viewings

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

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Contact

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