

First Floor Mezzanine, West Swindon District Centre,  
Tewkesbury Way, Swindon, Wiltshire, SN5 7DL





# TO LET

## Flexible space

- ◆ Suit gym / leisure operator
- ◆ Busy shopping centre
- ◆ Great transport links

### LOCATION

The Property is located 3 miles west of Swindon Town Centre and just 1.7 miles from Junction 16 of the M4 via the B4534. The scheme provides a District Centre for the local area and consequently benefits from good levels of footfall, anchored by ASDA, but including a number of other occupiers including McDonalds and Costa.



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### DESCRIPTION

The unit comprises a large corner unit at first floor mezzanine level. The accommodation was formerly occupied by McDonalds but has since been stripped back to a shell. The proposal is to offer an independent external access from the car park via a lift in addition to the internal staircase within the centre. The accommodation is considered very flexible and can be arranged to suit, provided across a single level with its own male / female WCs. Loading is via ASDA's rear service yard. The accommodation is well suited to a gym or other leisure occupier.

### ACCOMMODATION

The accommodation has been measured on a net internal area basis to comprise:

First Floor Mezzanine	869.93 Sq M	9,364 Sq Ft
<b>Total</b>	<b>869.93 Sq M</b>	<b>9,364 Sq Ft</b>

### TENURE

The property is available to let on a new lease, terms to be agreed.

### RENT

Upon application.

### RATES

The property will require re-assessment by the Valuation Office. Rates may be subject to small business rate relief eligibility. We recommend interested parties make their own enquiries to Swindon Borough Council on 01793 445500 to verify these figures.

### SERVICE CHARGE

A service charge is levied for the services provided in the centre and in the interest of the wider estate. Details upon request.

### EPC

An EPC is to be provided, following re-assessment.

### PLANNING

Use Class E – Commercial, Business & Service.

### FURTHER INFORMATION

**Nathan Clark**

07983 460230

nathan.clark@csquaredre.co.uk



91-93 Alma Road, Clifton,  
Bristol, BS8 2DP

t 0117 973 1474

e info@csquaredre.co.uk

[www.csquaredre.co.uk](http://www.csquaredre.co.uk)

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