

Unit 5 West Swindon District Centre,  
Tewkesbury Way, Swindon, Wiltshire, SN5 7DL





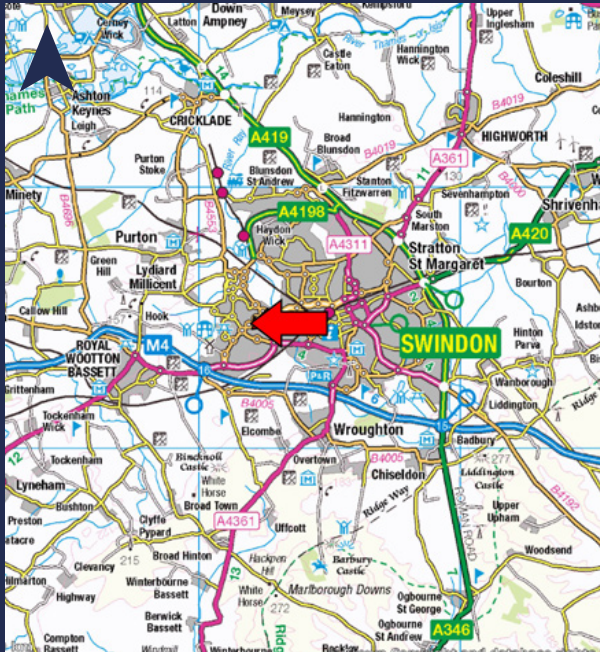
# TO LET

## Flexible retail space

- ◆ Possible split
- ◆ 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, regular shaped corner unit with return frontage to the scheme's Town Square. Retail accommodation is provided across the ground floor on a single level with first floor ancillary accommodation accessed via an internal staircase. Loading is via a rear service yard. Consideration will be given to sub-dividing the unit to create smaller units if required. The accommodation is currently in shell form ready for tenant's fit out.

### ACCOMMODATION

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

Ground Floor Retail	281.96 Sq M	3,035 Sq Ft
First Floor Ancillary	254.00 Sq M	2,734 Sq Ft
<b>Total NIA</b>	<b>535.96 Sq M</b>	<b>5,769 Sq Ft</b>

### TENURE

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

### RENT

Rent upon application.

### RATES

Unit 5 has a Rateable Value of £69,000. Should the property be physically split, a re-assessment will be required.

Rates payable 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

The unit has an EPC Rating of D 99.

### 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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