

NEWPORT HOUSE, 19-21 NEWPORT STREET, SWINDON, SN1 3DX

First & Second Floor

Offices To Let
1,400 - 2,800 sq ft
(130.1 - 260.1 m²)

- *Flexible lease terms*
- *On site parking*
- *Public car parks nearby*



NEWPORT HOUSE, 19-21 NEWPORT STREET, SWINDON, SN1 3DX

LOCATION: The property is located in a prominent position in the Old Town area of Swindon on Newport Street, opposite The Co-op.

DESCRIPTION: The property comprises a mid terraced 3 storey property of mainly brick construction under a flat roof. The property comprises a ground floor hall with aluminium framed shop window and doors, with mainly open plan office area with stores, kitchenette and WC on first and second floors. To the rear there is a parking area with 6 allocated parking spaces that will be split 3 per floor.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

First Floor: Offices	1,400 sq ft
WC	-
Second Floor: Offices	1,400 sq ft
WC	-
Total:	2,800 sq ft (260.1 m ²)

Outside: 6 car park spaces

SERVICES: We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.

USES: The property currently has Class E use including offices, professional services, recreational fitness, medical, etc.

RENT: First Floor: £16,750 per annum exclusive of VAT & outgoings.

Second Floor: £16,750 per annum exclusive of VAT & outgoings.

AVAILABILITY: The property is available as a whole or on a floor by floor basis on a new flexible term full repairing and insuring lease.

VAT: We are advised that VAT is applicable to the rent.

SERVICE CHARGE: A service charge is applicable, which covers the cost of maintenance to the external parts of the property and the communal/common areas of the building.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Property:	First Floor	Second Floor
Description:	Office & Premises	Office & Premises
Rateable Value (2026):	£18,250	£14,250
Uniform Business Rate (2026/27):	£0.432	£0.432
Full Rates Liability (2026/27):	£7,884.00	£6,156.00

Further information on business rates and any reliefs available to the property may be obtained from Swindon Borough Council on 0845 602 0146 .

EPC: The current Energy Performance Certificate for this property is Band D (86).

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



NEWPORT HOUSE, 19-21 NEWPORT STREET, SWINDON, SN1 3DX



N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

22/05/2026

