



TO LET

RETAIL/OFFICE/E CLASS USE, 12,193 Sq. Ft. / 1,132.8 Sq. M.

19-21 Canal Walk, Brunel Shopping Centre
Swindon, SN1 1LD



**BNP PARIBAS
REAL ESTATE**

- Single floor plate
- Dedicated entrance from both Canal Walk and Market Street
- EPC A
- Great branding opportunity across frontages
- Alternative uses considered
- Flexible lease terms available
- Excellent amenities close by



LOCATION

Located on the ground floor of Brunel Shopping Centre, a six minute walk from Swindon Train Station, which benefits from national rail links and less than five minutes to the Bus Station.

DESCRIPTION

The space has been used as an office most recently, but given its frontage can be used for a multitude of uses. There is a fitted kitchen and break out area, toilets, storage room, meeting rooms and an open plan office/shop. The space is fitted with carpeted floors and a suspended ceiling with inset LED lighting and air-conditioning.

The property has good frontages onto both Canal Walk and Market Street, creating a good opportunity for brand awareness.

ACCOMMODATION

The property has been measured on a NIA basis in accordance with the RICS Code of Measuring Practice.

FLOOR	SQ. FT.	SQ. M.
TOTAL	12,193	1,132.8

PLANNING

The property has consent for E class uses. We recommend any interested parties make their own enquiries.

RATES

The property is identified by the valuation office as a Shop & premises with a rateable value assessment of £89,500 effective from 1st April 2023. For rates payable please contact the marketing agent.

RENT

£10.00 per sq. ft.

SERVICE CHARGE

£4.16 per sq. ft.

TERMS

New lease on terms to be agreed. Flexible lease terms will be considered.

REPAIR

Effective full repairing and insuring lease.

SERVICES

We are verbally informed that all mains services exist. Any occupier should make their own enquiries.

VAT

All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

A22

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS AND FURTHER INFORMATION

Rupert Elphick

Tel: 07721 456 729

Email: rupert.elphick@realestate.bnpparibas

Details updated September 2024

SUBJECT TO CONTRACT

INDICATIVE OFFICE FIT OUT:

