



TO LET

1,132.75 sq m (12,193 sq ft)

19-20 Canal Walk is located entirely at Ground Floor level benefitting from its own dedicated entrance from Canal Walk and Market Street.

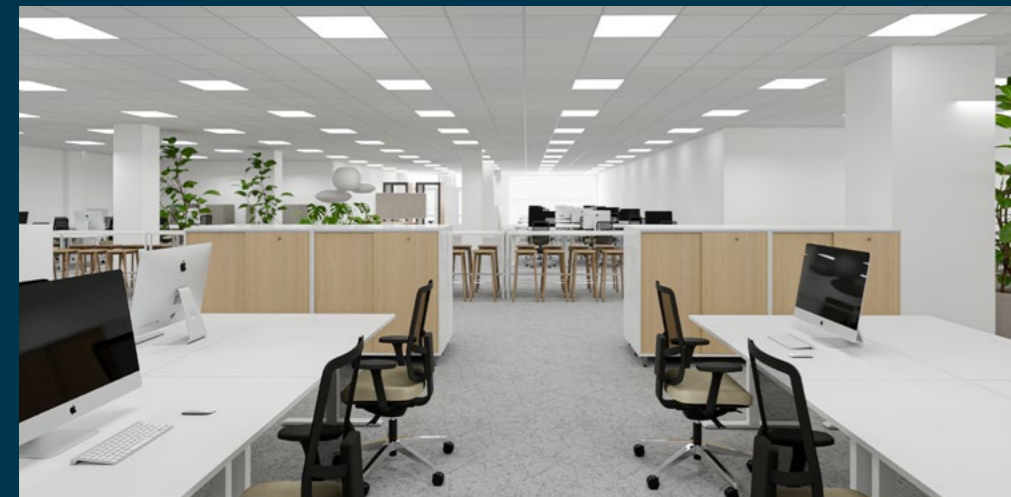
KEY FEATURES

- EPC A
- Use class E
- Good car parking locally
- Air conditioning
- 6,000 to 12,193 sq ft
- Alternative uses welcome subject to planning
- Competitive rental packages

ACCOMMODATION

6,000 to (12,193 sq ft)

All measurements are approximate and given on a net internal basis, in accordance with the RICS Code of Measuring Practice.



Indicative layout

LOCATION

Getting to Canal Walk couldn't be simpler, sitting a six-minute walk away from Swindon Train Station, which boasts fast rail links to Reading, Bath and Oxford in just 30 minutes. Furthermore, London Paddington is reachable in under an hour.

Motorway links are excellent too, conveniently situated near to the M4 (J15 & 16) with good connections to Heathrow Airport and nearby cities including Bristol and Reading.

Amenities in the surrounding area are excellent and include the Brunel Shopping Centre, Cineworld, Jurys Inn and Holiday Inn.



Local amenities are excellent and there are a number of car parks in the local vicinity.

The open-plan nature of 19-20 Canal Walk lends itself to a number of uses and our client would be happy to discuss tailoring a package around your business needs. The indicative layout and CGI images demonstrate how flexible this space can be and how it could be adapted to cater for your business needs.

TERMS

The property is available on a new lease for a term of years to be agreed at the quoting rent of £7.50 psf per annum exclusive of business rates, service charge and VAT (if applicable).

Flexible leasing packages to suit individual occupier's requirement can be made available and further information can be obtained via the agents.

BUSINESS RATES

Further information is available from the agents.

PLANNING

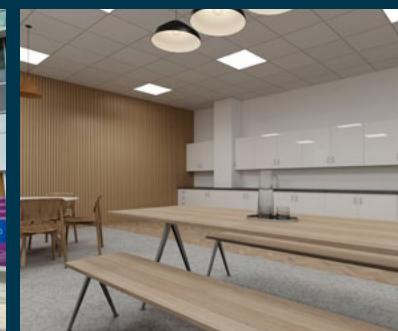
Class E. Alternative uses will be considered subject to planning. Interested parties are recommended to make their own enquiries with the Local Planning Authority, Swindon Borough Council 01793 445500.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is A (22).

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.



VIEWING

Viewing and further information is strictly by prior appointment through the agent;

Smethurst Property Consultants

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