



First Floor, 11-12 Commercial Road

Swindon, SN1 5NF

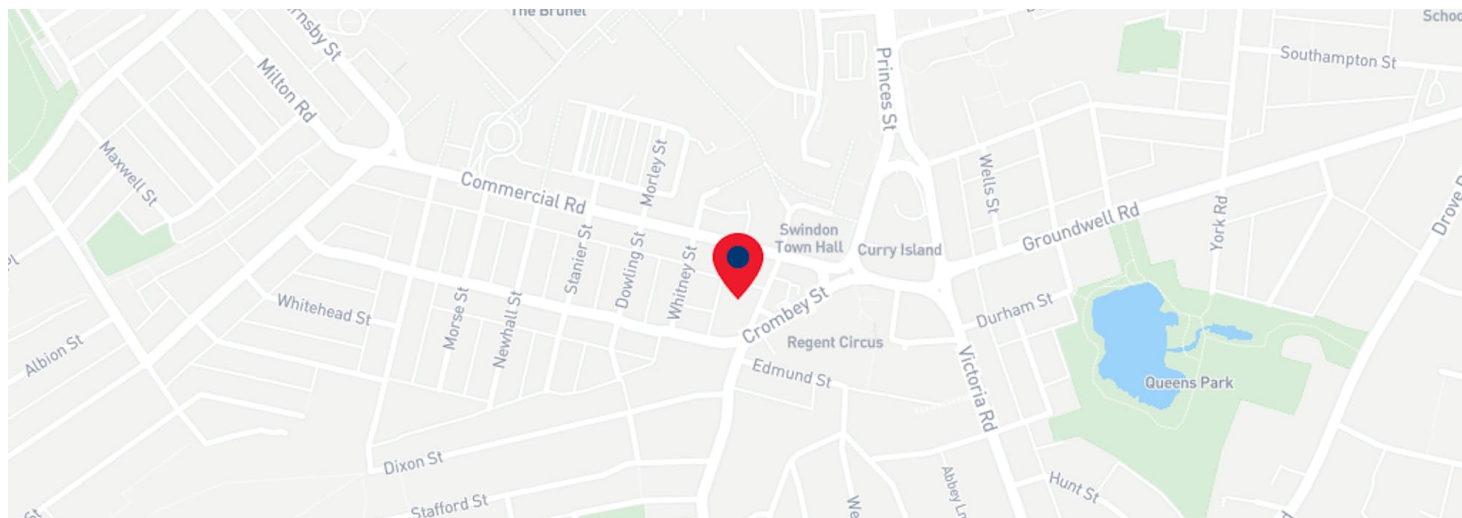
**THE FIRST FLOOR OFFICE
SPACE HAS DIRECT STREET
LEVEL ACCESS AND PROVIDES
GOOD QUALITY
ACCOMMODATION**

1,131 sq ft
(105.07 sq m)

- RARE INVESTMENT OPPORTUNITY - LET TO 24/10/27 AT £14,400 PAX WITH ANNUAL RPI RENT REVIEWS
- CLOSE TO TOWN CENTRE
- PROMINENT COMMERCIAL ROAD LOCATION
- TWO DESIGNATED PARKING SPACES TO THE REAR

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Summary

Available Size	1,131 sq ft / 105.07 sq m
Price	£150,000.00 Exclusive
Rateable Value	£12,000.00
Rates Payable	£5,988 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	D (85)

Viewings

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



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Location

11/12 Commercial Road is prominently located, close to the Regent Circus end of Commercial Road and the town centre retail areas.

It is an established location for financial and professional services occupiers such as insurance brokers, estate agents and recruitment agencies.

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<https://what3words.com/next.peanut.given>

Description

The first floor office space has direct street level access and provides good quality accommodation incorporating a kitchen and two separate office areas, along with 2 tandem car parking spaces to the rear.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.