



TO LET

EGGELICIOUS
"slow food fast"

RUN

MARIO'S
ITALIAN RESTAURANT

01793 531556
www.mariosrestaurant.co.uk

No shopping
7 pm - 8 pm
except taxis

P Mon - Sat
9 am - 6 pm
1 hour
No return
within 1 hour
Pay at machine
→ Display ticket

ITALIAN

2nd Floor, 3-5 Wood Street

Old Town, Swindon SN1 4AN

Second Floor Office – 1,738 sq ft net approx



Location

The premises are situated on one of Old Town's finest streets which is popular with a variety of independent shops, bars and restaurants including The Wood Street Foodhall, The Food Magpie, Magnum Wine and The Old Bank.

Old Town is a bustling part of Swindon with supermarkets and commercial occupiers in close proximity and is easily accessible to Junctions 15 and 16 of the M4.



M4



3 miles southeast

Town Centre



1 mile

Railway Station



1 mile

Accommodation

Description

The premises comprises an open plan floor suite most recently used as offices but is believed to be suitable for other uses falling with Class E (commercial, business and service).

The suite has been repainted and new LED lights have been installed throughout. The uPVC double glazed windows were replaced approximately two years ago. The Landlord will provide a suitable floor covering to suit the new occupier.

Capped off services to provide a kitchenette are present and there are shared wc facilities on each floor.

Parking

Off site car parking is located just 3 minutes' walk from the premises and details of separate season ticket availability can be obtained from the Agents.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Second Floor Office Suite	1,738	161.46
TOTAL	1,738	161.46

Offices



Number of floors

1

Open plan layout



LED lighting



WC facilities



Local Amenities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or www.swindon.gov.uk

Business Rates

The Valuation Offices lists the property as “Offices and Premises” with a rateable value of £12,750.

Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is Band D (89) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed direct from the Landlord.

Rent

The property is offered to let at a rent of £1,950 per month exclusive of business rates, service charge, building insurance and VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the sole letting agents:



Alder King Property Consultants
12 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/98694
Date: September 2023
Subject to Contract



James Gregory
01793 428106
07917 188006
jgregory@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

