

# TO LET

DELTA 1402 • WELTON ROAD • SWINDON • SN5 7XF



**102 sq m**  
1,098 sq ft

- GROUND FLOOR RETAIL UNIT
- PROMINENT LOCATION WITHIN DELTA BUSINESS PARK
- USE CLASS A2, CHANGE OF USE SUBJECT TO PLANNING
- AMPLE PARKING
- RETURN CORNER FRONTAGE

## Location

Swindon is strategically located on Junctions 15 and 16 of the M4 motorway, providing direct access to London and Bristol, and the A419 providing access to the M5 motorway.

Delta Business Park is situated within the heart of West Swindon within easy reach of the Great Western Way, which leads directly to Junction 16 of the M4.

## Description

The property comprises a detached retail unit located in a popular business park adjacent to the densely populated Westlea residential area. The premises comprise open plan ground floor retail space, with a full height glazed return frontage.

The neighbouring unit is occupied by One Stop convenience store, and nearby occupiers include Oxford Brookes Swindon Campus, Delta Tennis Centre, Westlea Primary School, Audi and several established office occupiers.

Internally, the property is largely open plan, with a kitchen area and male and female WC. There is public car parking directly adjacent to the building.

## Accommodation

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

Area	Sq m	Sq ft
Ground floor retail	102	1,098
<b>Total</b>	<b>102</b>	<b>1,098</b>

## Tenure

The property is available on a full repairing and insuring lease direct with the landlord.

## Quoting Terms

£22,500 per annum exclusive.

Please note that all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable) payable quarterly in advance.

## Business Rates

The current Rating List (2017) shows the unit as having a rateable value of £18,750 and is currently assessed as "Bank and Premises".

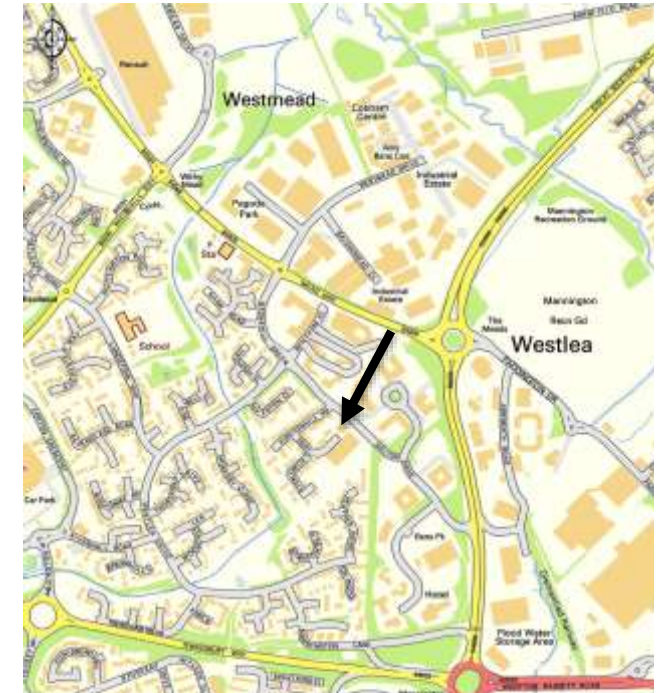
Please note the rateable value is not the same as the rates payable.

## Energy Performance Certificate

A copy of the EPC is available on request. The property has an energy performance rating of C:75.

## Legal Costs

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



## Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

Miles Cross MRICS

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