

3 CRICKLADE COURT, CRICKLADE STREET, OLD TOWN, SWINDON, SN1 3EY

Offices To Let

**First Floor Only
711 sq ft**



- *Self contained offices with parking*
- *With own toilets & kitchenette*
- *Close to all town centre amenities*
- *Available on flexible lease terms*
- *Fibre broadband available*

Kilpatrick & Co
Commercial Property Consultants



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LOCATION: Situated in the Old Town area of Swindon, a location popular with financial & professional service occupiers and a short walking distance of Wood Street, providing a variety of shops, restaurants and other amenities.

DESCRIPTION: A 3 storey brick built office building, forming part of a development of 6 units set around a central courtyard/parking area. Unit 3 faces out onto Cricklade Street giving it prominence & visibility. Accessed off a ground floor entrance lobby leading to a central staircase, which allows the office to be occupied as a whole or on a floor by floor basis, with shared shower and toilet facilities on ground and 2nd floors. The offices have gas central heating via radiators, carpeted or laminate flooring, perimeter trunking, recessed fluorescent lighting and fibre broadband available throughout. Some furniture may be available, if required. There are allocated parking spaces for the whole building, with others potentially available on licence nearby.

SIZE: First Floor: Meeting Room/2 offices 711 sq ft

NB: Additional floorspace may be available if required.

TERMS: The property is being offered to let on a new flexible term effectively full repairing and insuring lease on a floor by floor basis.

RENT: £9,000 per annum, exclusive of VAT (if applicable) and outgoings.

SERVICE CHARGE: A service charge is applicable, which covers the cost of maintenance to the external parts of the property and the communal/common areas of the building.



Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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BUSINESS RATES : Informal enquiries via the Valuation Office website indicates that the property is currently assessed as follows: -

First Floor

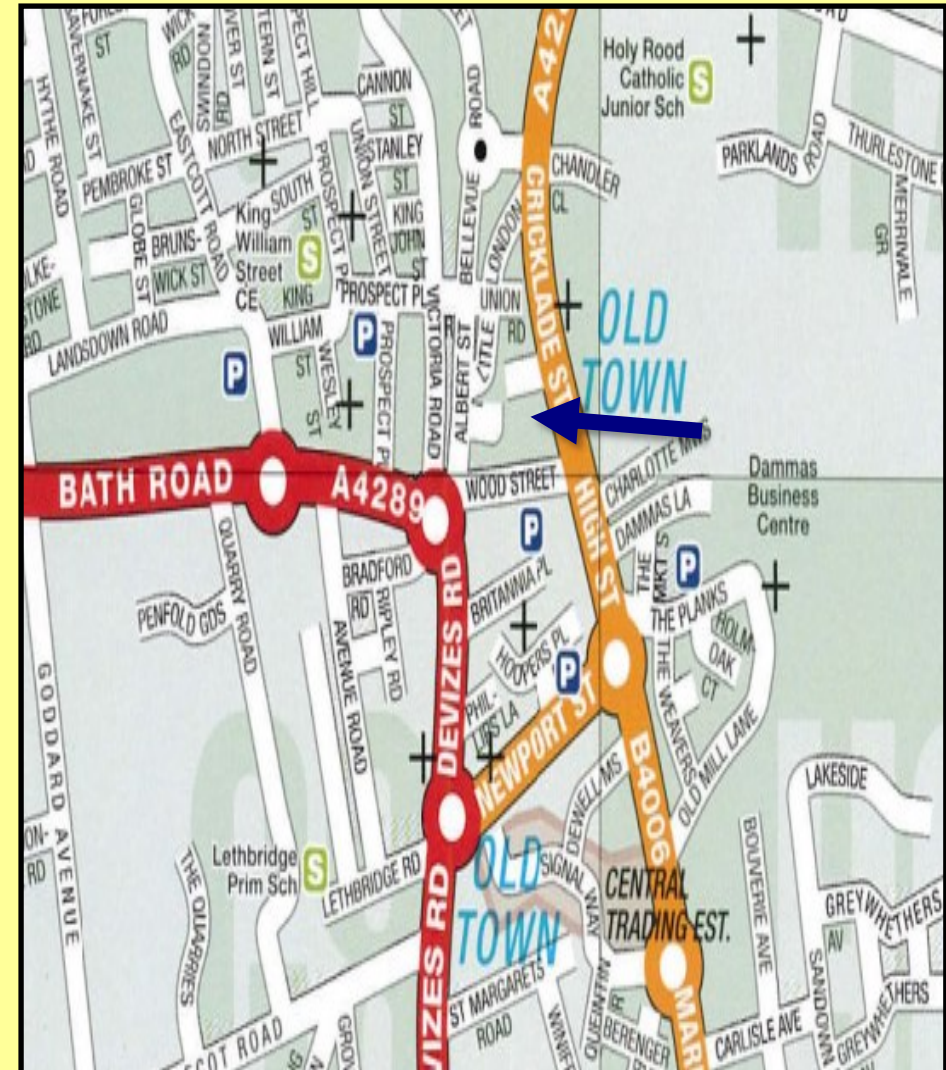
Rateable Value (2026):	£7,000
Uniform Business Rate (2026/27)	£0.432
Full Rates Liability (2026/27):	£3,024.00

N.B. May qualify for 100% Small Business Rates Relief to qualifying occupiers. Further information on business rates is available from Swindon Borough Council on 01793 463000.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate of Band C (71).

LEGAL COSTS: Each party to bear their own legal costs.

VIEWINGS: Strictly by prior appointment by arrangement with sole agents, **KILPATRICK & CO** on 01793 643101 or email post@kilpatrick-cpc.co.uk.



N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

08/04/2026

