

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

**Ground & First
Floor Offices
To Let**

1,062 sq ft (98.61 m²)



- ***Self contained offices***
- ***With own toilets & kitchenette***
- ***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: The premises comprise a three storey self-contained end of terraced office building situated around a central courtyard area. The offices are part open plan and part partitioned with suspended ceilings, recessed fluorescent lighting, perimeter trunking, carpets, central heating, kitchen and WC.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground Floor:	Offices	492 sq ft
	Kitchen	12 sq ft
	WC	-
First Floor:	Office	558 sq ft
Total:		1,062 sq ft (120.1 m ²)

TERMS: The property is being offered to let on a new flexible term effectively full repairing and insuring lease, subject to vacant possession.

RENT: £14,000 per annum, exclusive of VAT (if applicable) and outgoings.

SERVICE CHARGE: A service charge is payable towards maintenance of internal & external common areas, car parking and electric & gas.



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: -

Rateable Value (2026): £12,500

Uniform Business Rate (2026/27) £0.432

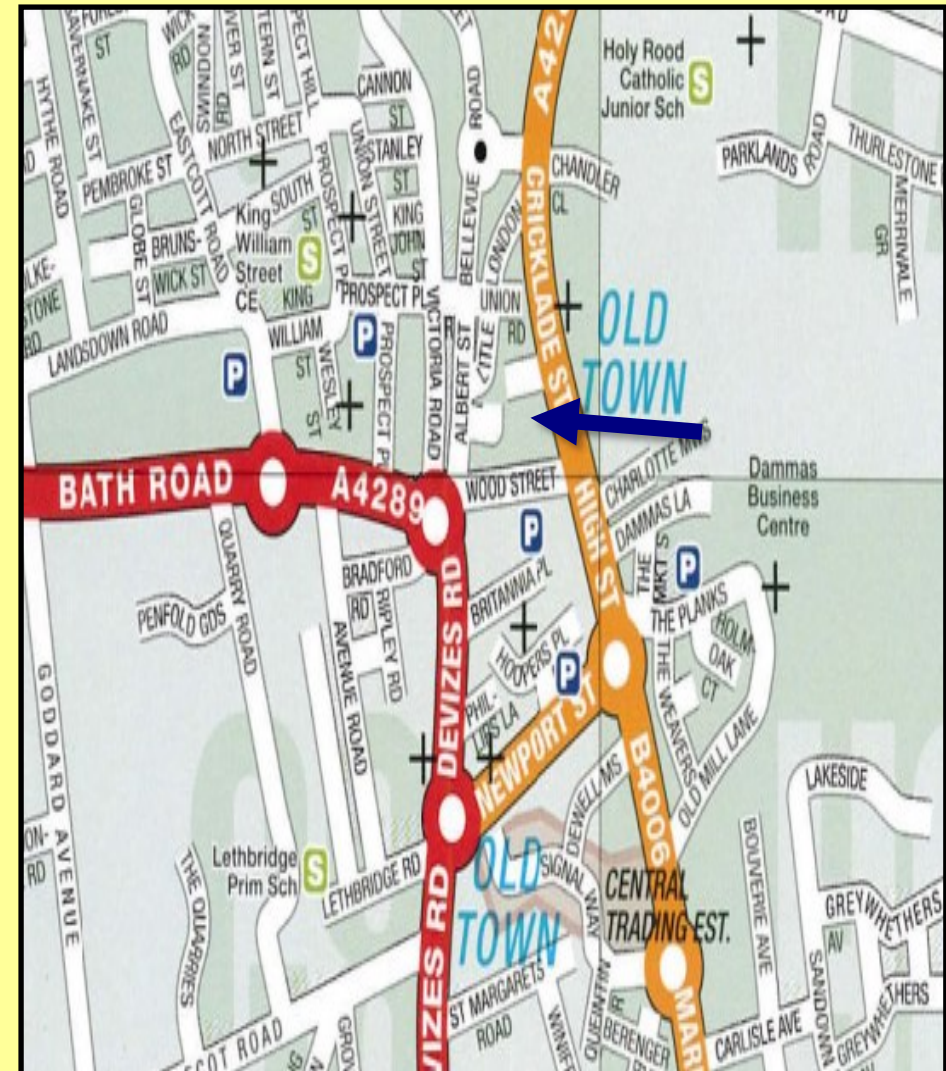
Full Rates Liability (2026/27): £5,400

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: The current Energy Performance Certificate for this property is Band C (57)

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.

20/08/2026

