

DUAL ACCESS FIRST FLOOR 55-61 REGENT STREET, SWINDON, SN1 1JS

**20,935 sq ft (1,944.9 m²) Of Flexible floorspace
(Also available with up to 4,560 sq ft retail area)**



- ***Available as a whole or in parts***
- ***Flexible lease terms***
- ***Town centre location***
- ***Suitable for secure storage, entertainment, gym, etc.***
- ***Adjoins public car park***

Kilpatrick & Co

Commercial Property Consultants



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LOCATION: Part of a prominent 2 storey building overlooking Granville street car park in central Swindon.

DESCRIPTION: The property provides a largely open plan area on first floor level available as a whole, with direct access from Regent Street to the front and the service area to the rear with roller shutter doors for goods access with good lift and stairs to first floor level. It has floor to ceiling heights of approximately 16 feet (4.9m). The premises are currently in retail use within Class E, but thought suitable for a self storage operation, gym, medical consulting rooms, offices or for similar uses, (etc) subject to planning.

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

First Floor: Sales/Stores/Offices 20,935 sq ft (1,944.9 m²)

NB: See separate details for up to 4,560 sq ft of ground floor space available.

NB: The property has yet to be subdivided, so unit sizes can be varied as required or units combined.

SERVICES: We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.

AVAILABILITY: The premises are available to let on a new effectively full repairing and insuring lease for a term to be agreed as a whole or in parts.

RENT: Asking rents on application. Please contact the agents for further information. All rents are exclusive of VAT, service charge and outgoings.

BUSINESS RATES: The property will be liable to be reassessed for business rates depending on subdivision. Further information on business rates is available from the agents or Swindon Borough Council on 01793 463000.



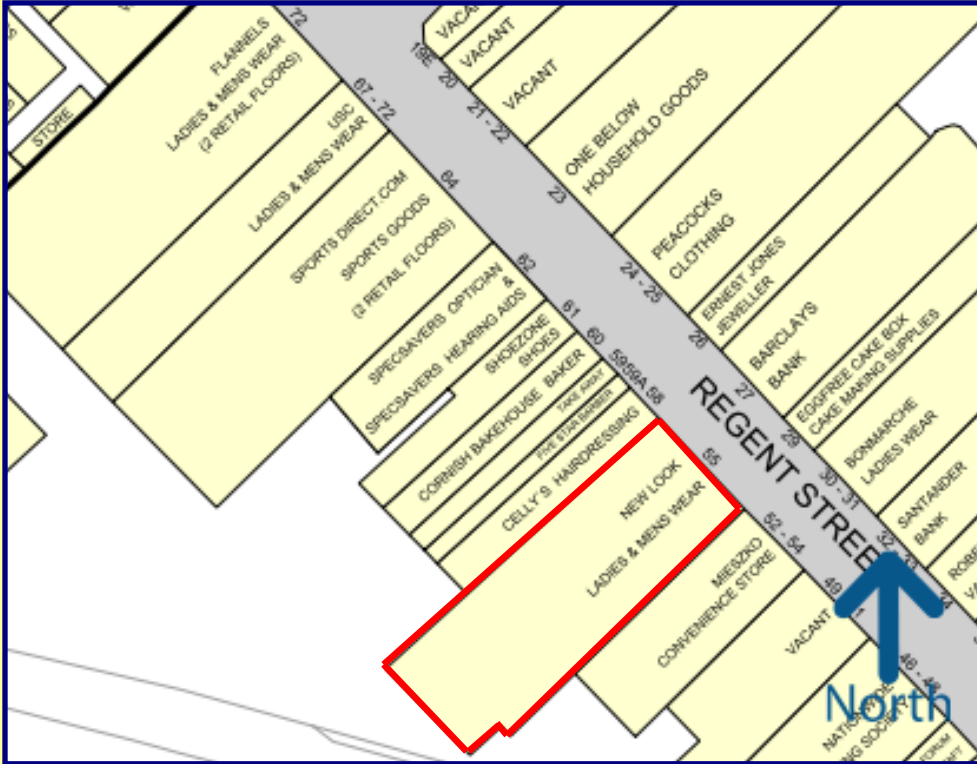
EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.



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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.

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.

18/06/2026

