

The Joiners Workshop, 177 Manchester Road, Swindon, SN1 1TU



GROUND FLOOR WORKSHOP/STORE TO LET

1,460 sq ft (135.61 m²)

- *Flexible lease terms.*
- *Suitable for workshop or secure storage, etc.*



Kilpatrick & Co
Commercial Property Consultants

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Regulated by RICS



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LOCATION: The property is located on the junction of Manchester Road and Aylesbury Street to the rear of 176/177 Manchester Road.

DESCRIPTION: The property comprises a single storey workshop under a pitched roof, with two large storage rooms and an office & toilet.

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

Ground floor: Workshop/Stores/Office/WC 1,460 sq ft (135.61 m²)

The property has shared use of adjoining yard, accessed off Aylesbury Street. An additional store at 1 Aylesbury Street of 582 sq ft is available together or separately.

RENT: Joiners Workshop: £8,250 per annum, exclusive of vat (if applicable) & outgoing.

1 Aylesbury Street: £6,500 per annum, exclusive of vat (if applicable) & outgoing.

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.

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

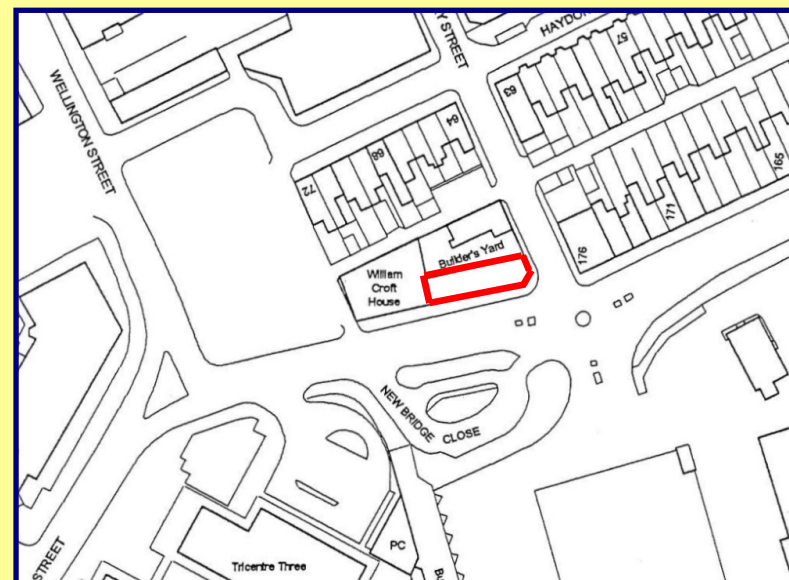
Property:	Joiners Workshop
Description:	Workshop & premises
Rateable Value (2026):	£11,750
Uniform Business Rate (2025/2026):	£0.432
Full Rates Liability (2025/26):	£5,076.00

NB: Small Business Rates Relief may be available to qualifying occupiers. Further information on business rates is available from Swindon Borough Council on 01793 463000. Further information for 1 Aylesbury Street is available from the agents.

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**



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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17/04/2026

