

alder king

PROPERTY CONSULTANTS

TO LET

8 Bath Road

Old Town, Swindon SN1 4BA

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01753 610477
TO LET
Self Contained
First Floor
Office Suite

Watersheds
Corporate Finance

Self contained First Floor Office Suite – 1,174 sq ft (113.1 sq m) net approx

Location

Old Town is close to Swindon Town Centre and is also easily accessible to both Junctions 15 and 16 of the M4 motorway leading to Bristol & South Wales to the west and Reading & London to the east as well as the A419 leading north to Cirencester, Gloucester and further afield.

The property is situated within the heart of Swindon's Old Town. As well as being a fashionable area for independent shops, cafes and bars, Old Town is also a thriving commercial area with amenities including a Co-op supermarket and post office.

M4 - J16



3.5 miles west

M4 - J15



4.5 miles southwest

Town Centre & Railway Station



1.5 miles



Accommodation

Description

The two storey period brick property under a slate roof with a more recent part two and part single storey brick extension to the rear is situated fronting Bath Road.

Access to the first floor subject office suite is via an independent entrance off Prospect Place. This is a one way street leading from the surface pay & display car park passing the dedicated car park to the Property. Three car parking spaces are allocated to the suite.

The rear extension provides a large open plan office area with double glazed windows and blinds, plastered ceilings and perimeter trunking. New LED lights have been installed and all areas redecorated.

The original part of the building to the front offers three separate office areas with secondary glazing inside the wooden sash windows and feature corncicing. There is a gas fired central heating system with perimeter radiators and a well appointed kitchenette facility and separate male and female wc facilities.

There is extensive additional storage available on the second floor.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The property has been measured in accordance with the RICS Property Measurement Professional Statement (First Edition) incorporating International Property Measurement Standards (IPMS) and RICS Code of Measuring Practice and confirm the following areas:

Area	sq ft	sq m
First Floor Offices	1,130	109
Kitchenette	44	4.1
TOTAL	1,174	113.1
Second Floor Storage Facility	484	45

Self contained suite



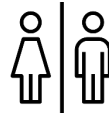
LED lighting



Kitchenette



WC facilities



Car parking spaces



Amenities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 445500 or www.swindon.gov.uk

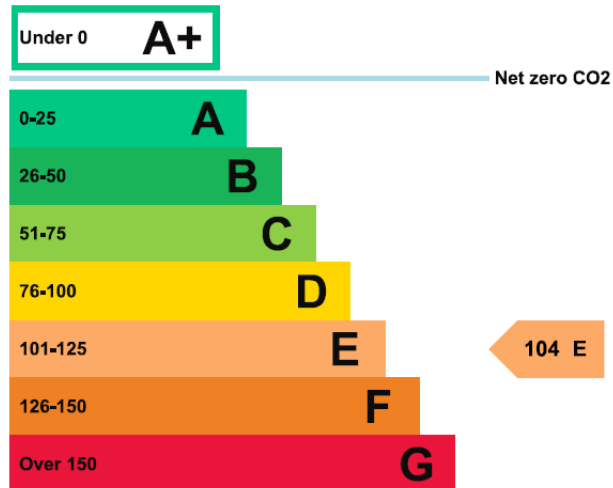
Business Rates

The Valuation Office Agency website lists the property as “Office and Premises” with a rateable value of £14,750. Interested parties should make their own enquiries to Swindon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate



Properties get a rating from A+ (best) to G (worst) and a score.

Lease/Tenure/Terms

The accommodation is offered by way of a new effective full repairing and insuring lease for a term of years to be agreed direct from the Landlord.

Rent

The property is available to let at £17,000 per annum exclusive of any business rates, building service charge, utilities and VAT where appropriate.

Legal Costs

Each party is to be responsible for their own legal and professional costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful Tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: JDG/DLN/102070 **Date:** February 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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