

**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Offices at Swindon Bus Depot

Barnfield Road, Swindon SN2 2DJ

Office Suite – 5,588 sq ft (519.15 sq m)

# Location

Barnfield Road is situated to the north west of Swindon town centre which is approximately 1.5 miles away. The office is accessed via Barnfield Road from the B4006 Great Western Way dual carriageway which provides a direct link to Junction 16 of the M4 motorway. Nearby occupiers include B&Q and Travelodge incorporating both Subway and Starbucks drive-thru outlets. Three out of town retail units have recently been completed adjacent to the property and occupiers include Iceland and Home Bargains, as well as a Lidl supermarket.

**M4**



**4 miles southeast**

**M5**



**8 miles northwest**

**Yate**

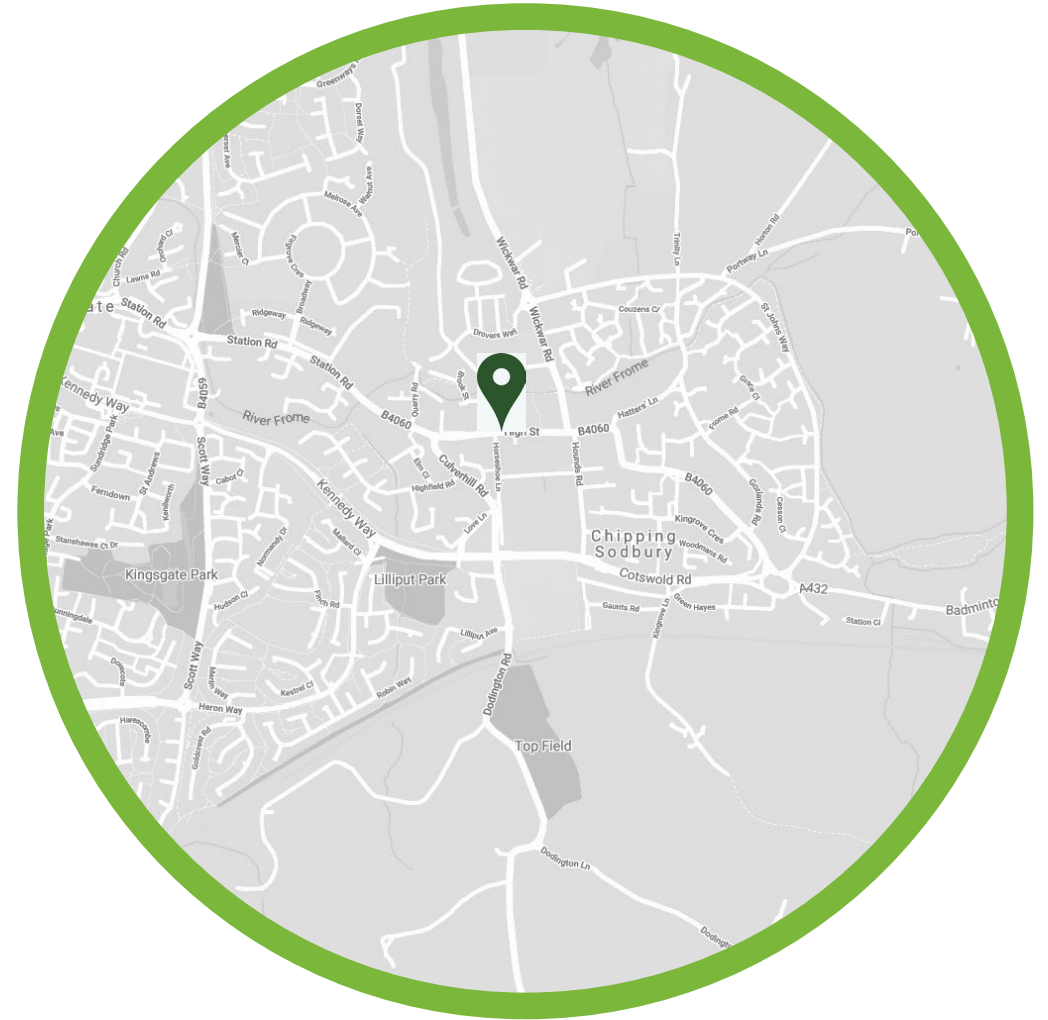


**12 miles**

**Bristol**



**1 mile**



# Accommodation

## Description

The office suite which forms part of the Bus Depot is predominantly at first floor with its own separate designated entrance at ground floor with its own reception and an office/waiting area. This area has access controlled double sliding glass doors and a passenger lift & staircase lead to the first floor.

The offices are largely open plan with some demountable partitioning incorporating some cellular offices and a meeting room. The specification incorporates good quality carpeted offices with suspended ceilings including recessed lighting and air conditioning which provides heating and cooling to all areas. There are double glazed windows with blinds and small power & IT are provided via perimeter dado trunking and drop down columns.

Male, female and disabled wc facilities are provided together with two kitchenette facilities and a staff welfare/rest area.

Externally, 30 car parking spaces area are available and will be allocated for the use of the offices.

In addition, occupiers will have the benefit of a regular bus service every 30 minutes from the town centre to the building itself.

## 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.

| Area                 | Sq ft        | Sq m          |
|----------------------|--------------|---------------|
| Ground Floor Offices | 381          | 35.40         |
| First Floor Offices  | 5,120        | 475.73        |
| Kitchenettes         | 86           | 8.02          |
| <b>TOTAL</b>         | <b>5,588</b> | <b>519.15</b> |

**Fully accessible raised floors**



**Suspended ceilings**



**Comfort cooling**



**Onsite parking**



**Recessed lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for B1 office use but any occupier should make their own enquiries to the Planning Department of Swindon Borough Council.

Tel: 01793 45500 or [www.swindon.gov.uk](http://www.swindon.gov.uk)

## Business Rates

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](http://www.voa.gov.uk)

## Energy Performance Certificate

The EPC Rating is C (54) and the full certificate can be provided on request.

## Code for Leasing

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

## Terms

The office suite is available to rent by way of a new lease for a term of years to be agreed at a rent of £13.00 per sq ft per annum exclusive of business rates, service charge and VAT, payable quarterly in advance.

## Legal Costs

Each party is to be responsible for their own legal 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 may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



## Alder King Property Consultants

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Kembrey Park  
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SN2 8AD

[www.alderking.com](http://www.alderking.com)

**AK Ref:** JDG/DLN/92131

**Date:** February 2024

**Subject to Contract**



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## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

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### 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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