

1-2 COLLEGE COURT | REGENT CIRCUS | SWINDON | SN1 1PZ

# OXFORD & TRINITY HOUSE

An opportunity to acquire a Freehold interest of a Town Centre Offices in Swindon





# INVESTMENT HIGHLIGHTS

- Freehold (WT51519)
- Upper floors have planning permission for change of use to 10 flats, with positive pre-app supporting an additional 2 flats via dormer conversion.
- Current rental income of £40,000 p.a for the lease of ground floor offices, plus secure courtyard parking for 12 vehicles, with 8 spaces allocated to the upper floor and 4 spaces designated for Allen & Harris.
- Let to Sequence (UK) Limited, trading as Allen & Harris Estate Agents, part of the Connells Group, who have occupied the building continuously since 1989.
- New lease until June 2030.
- Key town within an hour of Bristol, Oxford and Reading.
- Town centre location 1 minute walk to the main shopping and commercial quarter leading to the Brunel Shopping Centre and Regents Circus Shopping Centre Opposite.
- No CIL payment is due for this development (Ref: S/PO2R/24/1275), as confirmed by Swindon Borough Council.
- Retail & Leisure nearby includes Nandos, Weatherspoons, Flannels, New Look, Barclays, Nationwide and the Central Library.

## PROPOSAL

For Sale – Freehold Investment Opportunity

We are seeking offers in the region of £1.05M (One million and Fifty thousand pounds)





# LOCATION

Located in Swindon town centre, Oxford and Trinity House offers excellent access to local amenities, national retailers, and transport links. Nearby attractions include Regent Circus (with restaurants, gym, and cinema) and the Brunel Shopping Centre, featuring brands like M&S, Boots, and Waterstones.

Swindon Railway Station is a 10-minute walk, providing direct services to London and Bristol. The property is well-connected by local bus routes and major roads including the A4289 and M4 (J15), making it ideal for commuters and investors.

# CONNECTIVITY



## ROAD

- M4 (J15)
- BRISTOL
- READING
- LONDON

## DRIVE TIME (MINS)

- 14
- 60
- 50
- 90



## AIRPORT

- SOUTHAMPTON PARKWAY
- BRISTOL AIRPORT
- LONDON HEATHTROW

## DRIVE TIME (MINS)

- 70
- 90
- 90



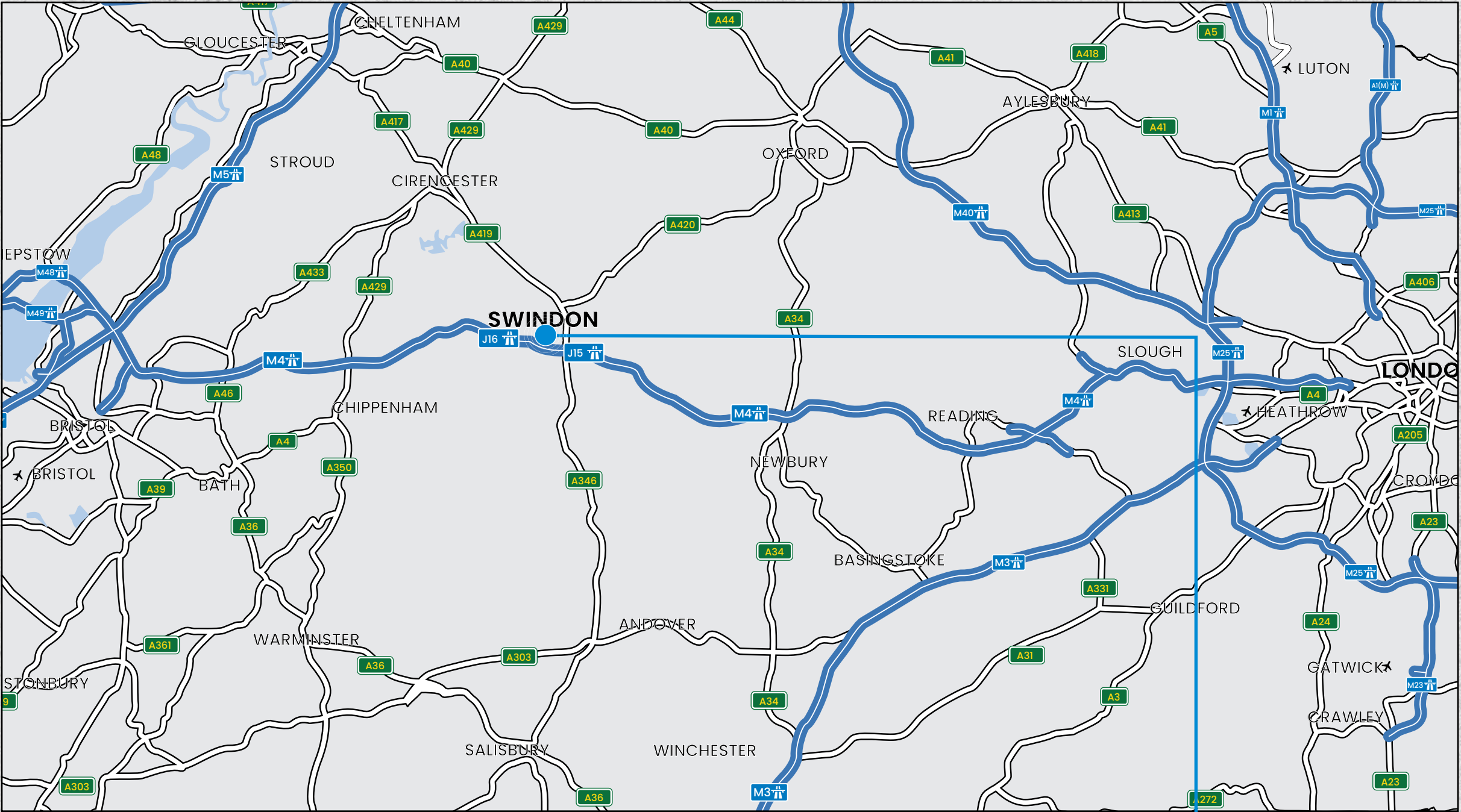
## TRAIN

- BATH
- READING
- LONDON PADDINGTON

## TRAVEL TIME (MINS)\*

- 20
- 25
- 45

\* Travel times from Swindon Train Station



OXFORD & TRINITY HOUSE





# AMENITIES

Swindon Town Centre boasts a vibrant mix of retail and leisure. The Brunel Shopping Centre anchors the area with a range of high-street brands and independent shops, complemented by cafés and restaurants offering everything from quick bites to international cuisine. The Crossing food hub and nearby eateries like Da Vinci and Gurkha Swindon add to the town's appeal.

For entertainment, the Wyvern Theatre and Swindon Arts Centre host a variety of performances throughout the year, from live music to comedy and drama. The town also supports its growing residential community with access to well-regarded schools, making Swindon a well-rounded destination for both visitors and residents.

## RETAIL & SHOPPING

- 1) The Brunel Shopping Centre
- 2) Boots
- 3) Pandora
- 4) Shoe Zone
- 5) Primark
- 6) H&M
- 7) The Parade
- 8) Primark

## ENTERTAINMENT & CULTURE

- 1) Wyvern Theatre
- 2) Swindon Arts Centre

## FOOD & DRINK

- 1) The Crossing food hub
- 2) Da Vinci Restaurant
- 3) Gurkha Swindon
- 4) Baristocats Coffee Lounge
- 5) Poppins Café
- 6) Greggs
- 7) Kadosh Sushi
- 8) Nandos
- 9) McDonalds
- 10) Subway
- 11) The Trident Fish Bar
- 12) Recanto







# DESCRIPTION

Oxford and Trinity House is a four-storey office building with secure on-site parking. The premises offer a variety of open-plan office suites, each equipped with kitchen facilities, gas-fired central heating, perimeter trunking, and WCs on every floor. Adjacent to the building is a gated car park with 12 marked bays—4 allocated to the ground floor and 8 shared across the upper floors.

# ACCOMMODATION

UNIT 1	SIZE (SQ FT)	SIZE (SQ M)
Ground – Oxford & Trinity House	1,604	149.02
1st – Oxford & Trinity House	2,067	192.03
2nd – Oxford & Trinity House	2,040	189.52
3rd – Oxford & Trinity House	1,386	128.76
TOTAL	7,097	659.33





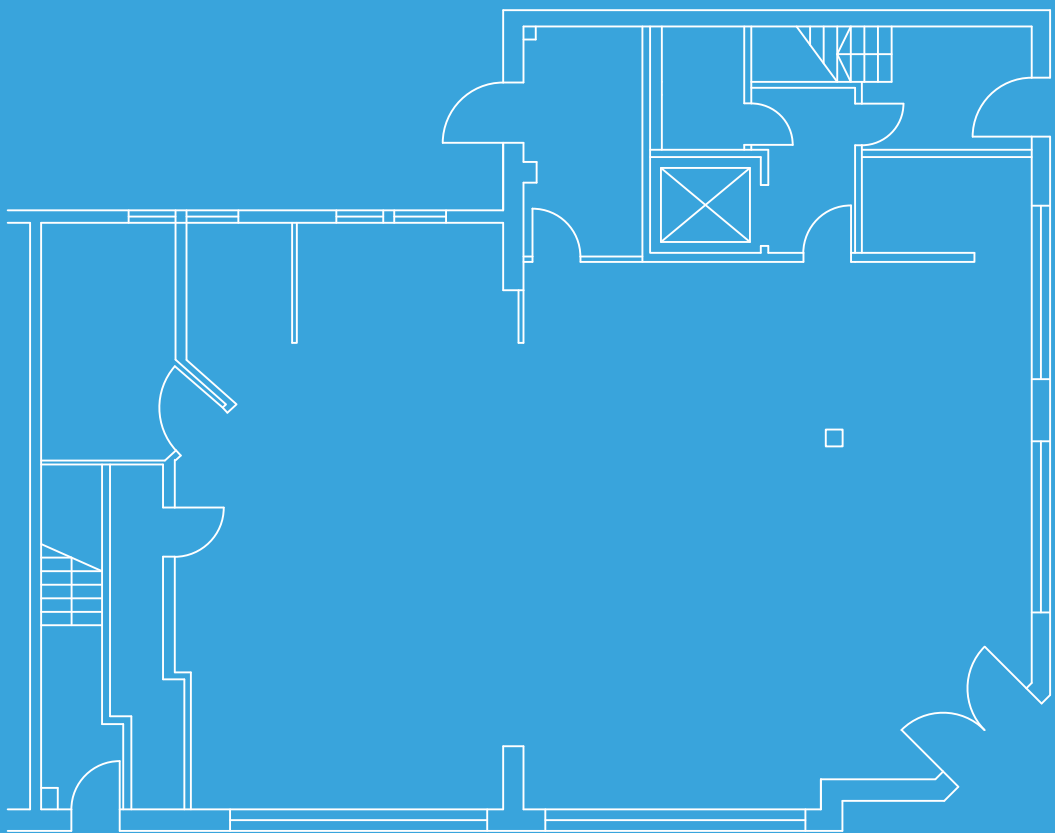




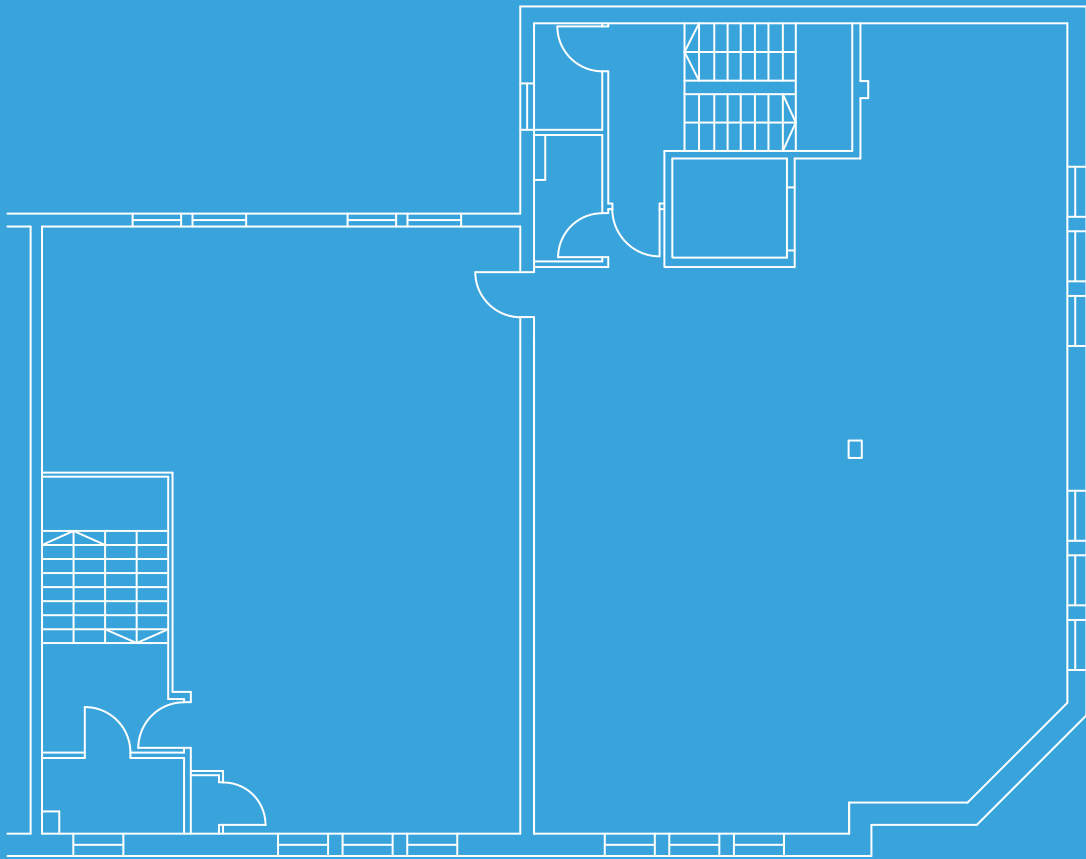
# FLOOR PLANS

FOR INDICATIVE PURPOSES ONLY

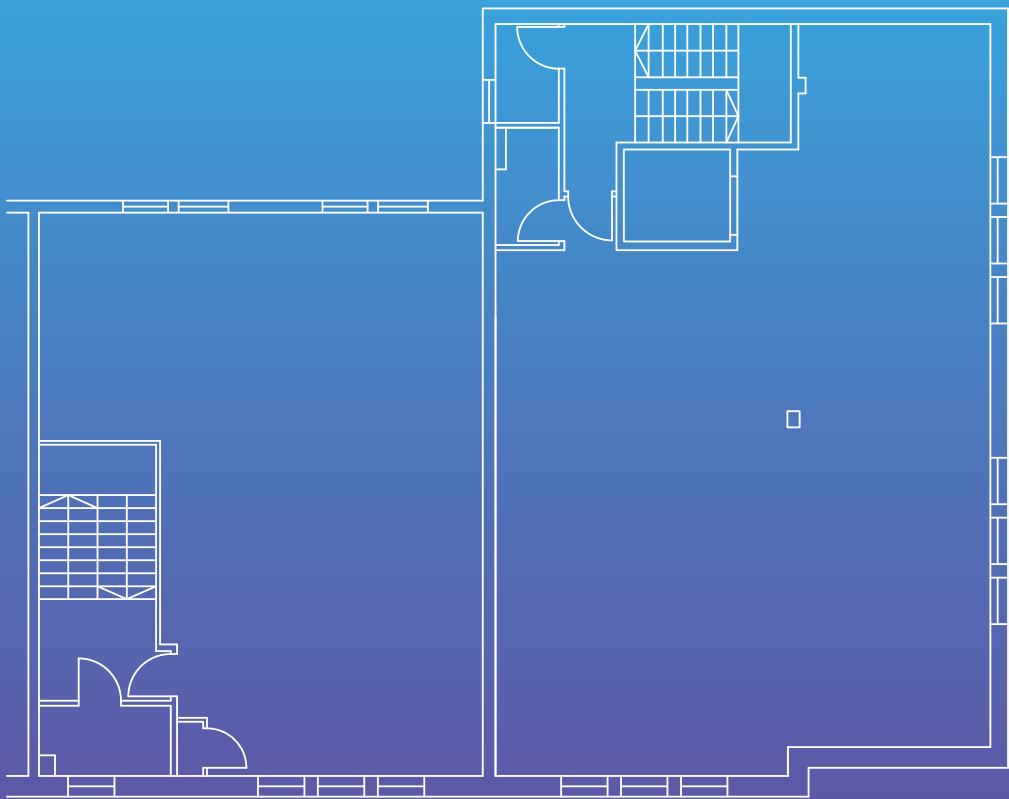
TENURE: FREEHOLD



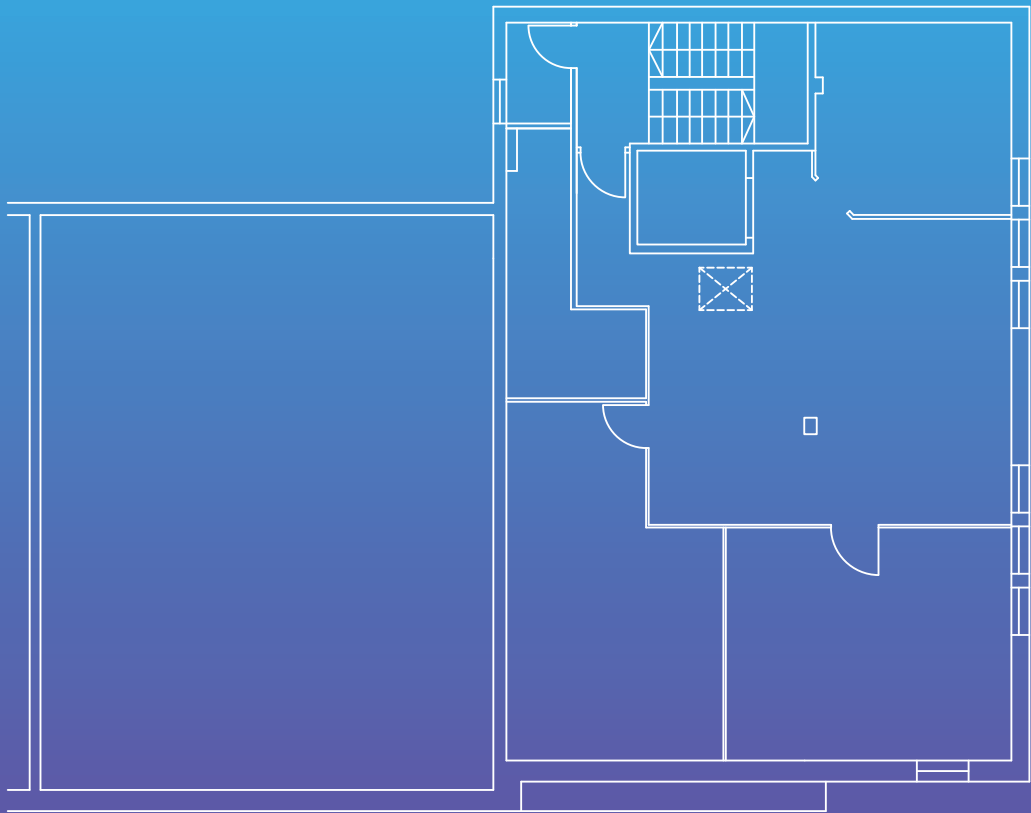
GROUND FLOOR



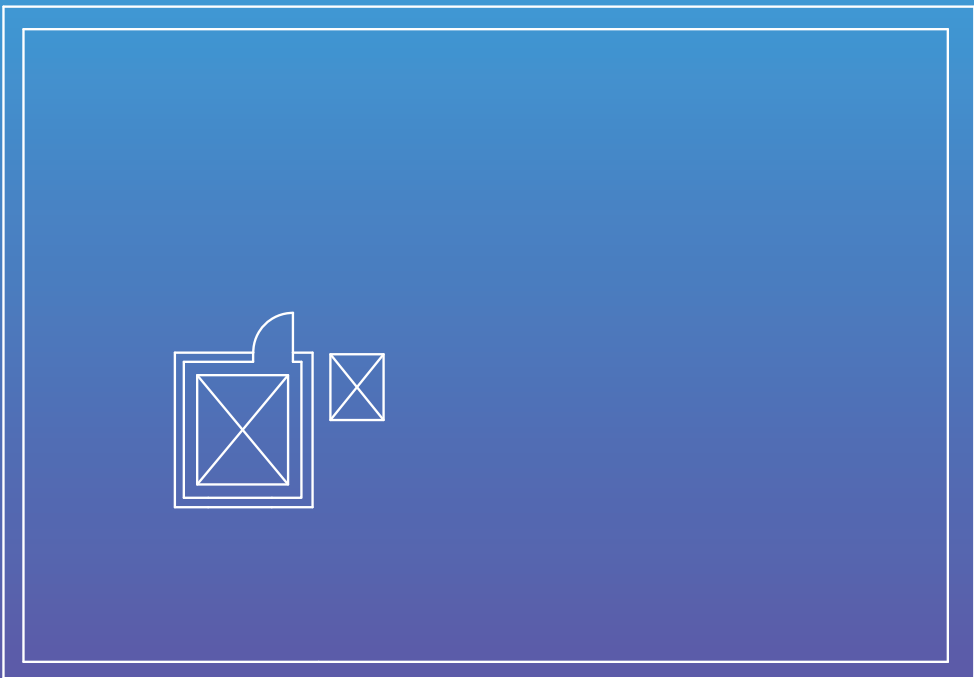
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LOFT SPACE



# PLANNING

Prior Approval Notification for the change of use from Swindon Borough Council (S/PO2R/24/1275 ) was obtained 17/8/24. This change of use relates to the first, second, third and part fourth floor from offices (Use Class E) to 10 no. 1 bedroom flats (Use Class C3).

Details at <https://pa.swindon.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

Permission has also been granted by for the erection of 4 dormer windows and installation of roof lights in relation to the 3rd and 4th floors. Details: S/24/O578 | Erection of 4no dormer windows and installation of roof lights to allow for use of 3rd/4th floors as additional office space. | Trinity House 2 College Court Swindon SN1 1PZ.

In addition, there has been a positive Pre-App outcome in relation to the provision of additional accommodation of up to 2 apartments within the roof void presenting the opportunity for a party to increase the development density and attract further income from the asset.

As well as the existing office use the property is 'oven ready' for conversion to residential uses or care home and is supported by surround residential schemes and retail amenities on the door-step.





# FURTHER INFORMATION



## VAT

Unless otherwise stated terms are strictly exclusive of VAT and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## LEGAL COST

Each party to be responsible for their own legal costs incurred in this transaction.

## INVESTMENT OUTCOME

The entire ground floor is leased to Sequence (UK) Limited (trading as Allen and Harris) and part of the Connells Group of companies comprising 80 other well-known and trusted local Estate Agents with over 1,200 branches.

Lease length: 5 years to 23 June 2030

Break option: 3rd Year on 23rd June 2028

Rent: £40,000 per annum

A copy of the lease is available to review in the data room.

## INSPECTIONS

Inspections are by appointment only and can be arranged via Vail Williams LLP.

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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c.All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. certain parts of the property as they appeared at the time they were taken. Generated on September 2025.