

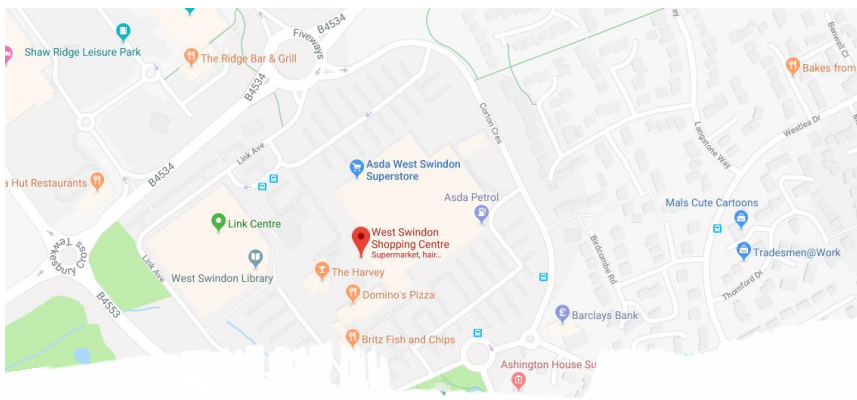


For Lease

*First Floor Mezzanine, West Swindon District Centre, Swindon, SN5 7DL
D1 or D2 Opportunity*

(Subject to the necessary planning consents and vacant possession)

- On the instructions of ASDA
- Up to 9, 364 sq. ft available on first floor
- Adjacent to ASDA superstore
- 950 car parking spaces
- Other occupiers in the scheme include Costa Coffee, Dominos and Clintons



Location

Swindon West ASDA is located approximately three miles west of the town centre, close to junction 16 of the M4. The scheme acts as a district centre, with a number of occupiers within the superstore, as well as the town square located to the rear. Occupiers include The Post Office, Clinton Cards and Costa.

Accommodation

The property comprises of a first floor mezzanine. Loading and servicing is directly from the rear via ASDA service area. The premises provide the following approximate net internal floor areas:

Floor / Unit	Size (NIA)	Metric
First Floor	9,364 sq. ft.	869.93 sq. m

Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rating Assessment

The Valuation Office will reassess the rateable value. For further information, interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and to determine the impact upon transitional rate relief on the premises. A change in occupation could generate an adjustment of the rating assessment.

Price

£10 per square foot

Service Charge

£3,639 per annum
Subject to confirmation

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

VAT

All figures quoted are exclusive of VAT, where applicable

Viewing and Further Information

Strictly by appointment with:



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