11B

CARRIAGE WORKS
LONDON STREET
SN1 5DG

CARRIAGE WORKS

COMMERCIAL SPACE

495m² (5,328 SQFT)

A VIBRANT HUB FOR LEARNING, CREATIVE AND DIGITAL TECHNOLOGY BUSINESSES

SWINDON'S WORLD-CLASS DESTINATION REIMAGINED FOR CREATORS INNOVATORS & EDUCATORS TO THINK, DO & BE

Located at the heart of the London to Bristol corridor, the Carriage Works is a series of Grade II listed industrial buildings collectively known as the Carriage Works, divided into the: West Shed, East Shed and bike sheds (London Street). Built in 1876 during the expansion of the Great Western Railway, the site is being lovingly restored to create modern spaces for business, culture, community and ideas to thrive - together. It's home for pioneers, tech innovators, creative makers and humble beginnings. It's your chance to be written into the next chapter and join our mission to build a better Swindon.

11B CARRIAGE WORKS

LONDON STREET, SWINDON SN1 5DG

GROSS INTERNAL AREA (APPROX.): 495m² (5,328 SQFT)

Unit 11B has pedestrian access from the London Street main road frontage and benefits from allocated parking in the adjoining Bristol Street Car Park. The split-level space has been sensitively refurbished and enjoys good natural daylight from large feature windows and from the double-glazed skylights and has high ceilings with a modern air handling system, as well as a lift. The internal layout is flexible and can be adapted to provide a bespoke solution for the needs of an incoming tenant.

The Carriage Works is evolving into a vibrant hub for learning, creative industries and digital technology. The location benefits from strong footfall from rail and bus passengers, as well as visitors to The Works area—home to attractions such as the STEAM Museum, the Historic England National Archive, English Heritage, the Swindon Designer Outlet and the National Trust's Head Office.

Significant Local and Central Government investment has supported refurbishment across the Carriage Works and improvements to the surrounding public realm, including new paving, planting and upgraded lighting in the Bristol Street and Sheppard Street tunnels, which connect local colleges and the attractions within The Works. Further investment in the area is planned through Knowledge Central, the major redevelopment of Swindon Station and nearby car parks.

THE COMMERCIAL SPACE

Unit 11B Carriage Works provides sensitively refurbished commercial space within a characterful heritage building. The versatile space has been fitted with the facilities listed below and shown on the attached floorplan.

- **495 m² (5,328 sqft) of flexible split level internal space**
- **40 Seater auditorium with presentation screen**
- **Sensitively refurbished**
- **Good natural light**
- **Air handling system**
- **Allocated parking in adjacent Bristol Street car park**

SPECIFICATION

The space provides direct level access from Bristol Street car park. It is also just a five-minute walk from Swindon's train and bus stations and the town centre's shops, cafés, and amenities.

TRAVEL

Train: Short walk from Swindon Station.

Bus: Served by major town-centre routes, also five minutes from the bus boulevard.

Car: Easy access from M4, with permit-controlled on-site parking.

Bike: Close to local cycle routes with on-site and nearby cycle parking.

Walking: Pedestrian routes from the station, town centre & designer outlet.

TENANCY

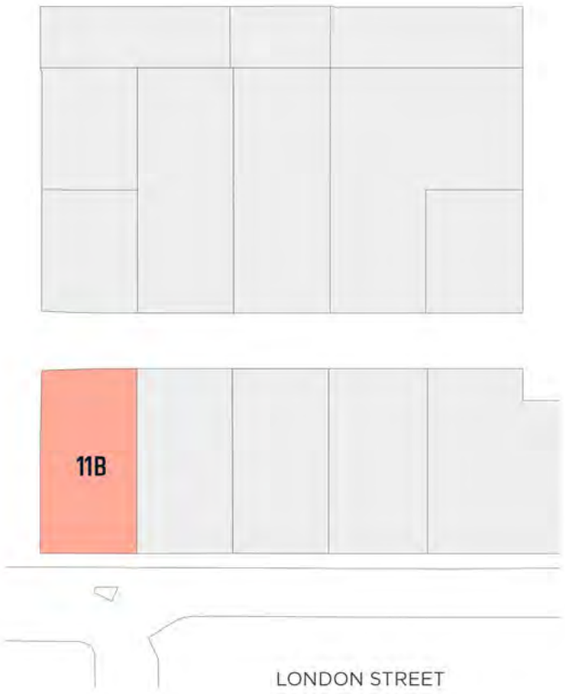
A new internal repairing and insuring lease with a service charge is available direct from the landlord.

VAT payable. Business Rates - please contact agent for more information.

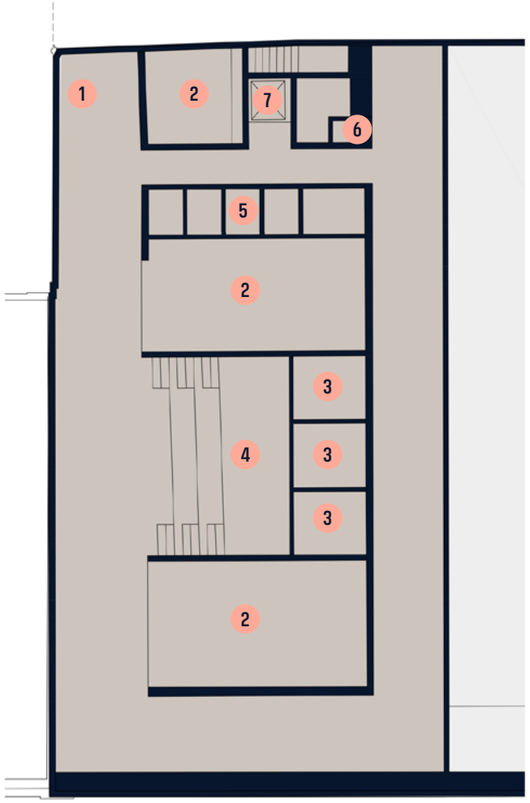
NOTICE

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Swindon Borough Council 06/2026

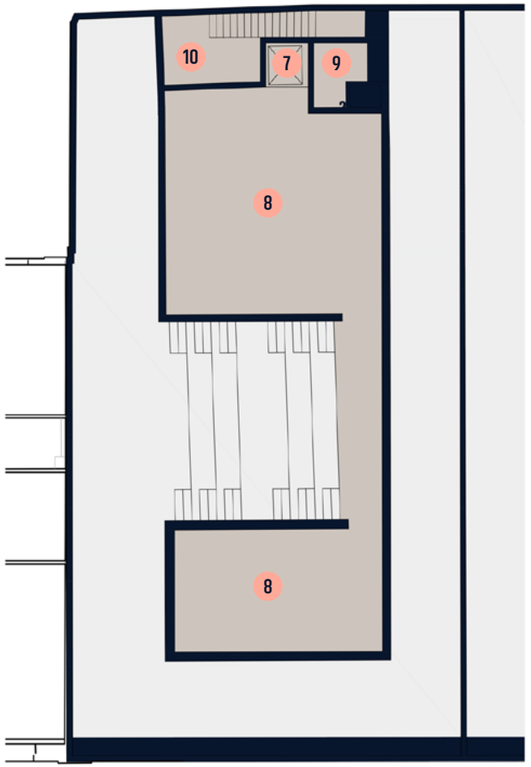


GROUND



Floor Plan

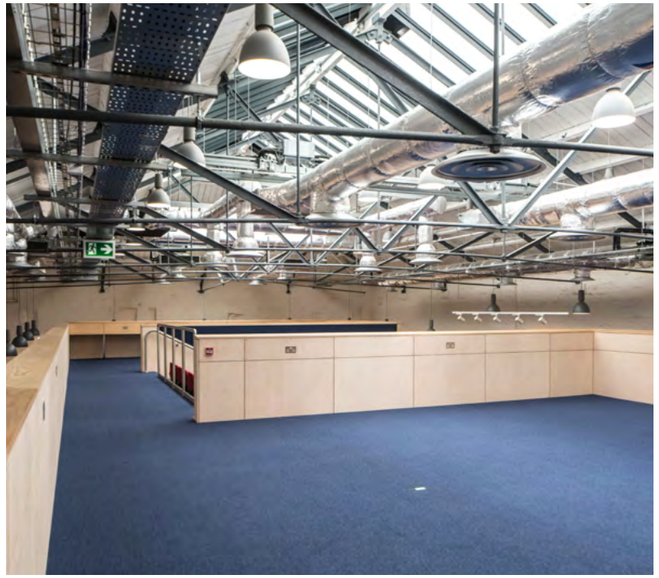
1. Entrance from shared access to London Street
2. Office
3. Three Offices. circa 6m² each
4. 40 Seat Auditorium
5. 5 x WC's
6. Kitchen
7. Lift to Mezzanine



Mezzanine Floor Plan

8. Open Mezzanine Work Area
9. Server Room
10. Enclosed Fire Escape

11B CARRIAGE WORKS OFFERS A UNIQUE 40-SEAT LECTURE THEATRE, GROUND FLOOR OFFICES AND MEZZANINE WITH OPEN PLAN WORKSPACE



CARRIAGE WORKS

THINK-DO-BE

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Swindon Borough Council

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