



Chartered Surveyors &
Commercial Property Consultants

RETAIL / CONCESSION / OFFICE SPACE

TO LET

**STUDLEY GRANGE GARDEN & LEISURE PARK
WROUGHTON, SWINDON, WILTSHIRE, SN4 9QT**

FROM 500 SQ. FT. PLUS

PHOTO BELOW IS AN EXAMPLE OF INSIDE SPACE



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Situated just off the M4 at Junction 16, near Swindon, Wiltshire.

DESCRIPTION

Studley Grange Garden & Leisure Park comprises a busy Garden Centre with Craft Village, Pet Store, Butterfly attraction and Animal paddock.

An opportunity exists for a number of concessions at this site, which can include retailers, office users, etc

Current occupiers include Edinburgh Woollen Mill, Klass Clothing, World of Water etc.

ACCOMMODATION

	Sq. M.	Sq. Ft.	Available Y/N
Unit 1	16.68	180	No - Let
Unit 2	34.95	376	No - Let
Unit 3	37.56	404	No - Let
Main Retail	From 50 to 298.76	From 500 to 3,216	Yes

RATING ASSESSMENT

Rateable Value £Inc Rates Payable £Inc

SERVICE CHARGE

A service charge may be levied for shared services.

PROPOSAL

A range of units are available and sizes can be created to suit an occupiers needs.

Rents are from £5,000 per annum. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

July 2023

Unit 1



Unit 2



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Unit 3

