



TADPOLE GARDEN VILLAGE

SWINDON



Crest
NICHOLSON

Tadpole Local Centre

Maizey Road, Swindon, SN25 2RN



Four neighbourhood retail units, within a central location in an award winning development, ultimately serving circa 1850 new homes

Completion due late 2019



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LOCATION

Located to the north of Swindon, Tadpole Garden Village is an innovative, landscape-led development. The main access is via Tadpole Lane from the A419, or from north Swindon via Thamesdown Drive. The local centre itself is prominently located at the junction of Maizey Road and Burden Road.

[For Local Centre location and surrounding facilities, please see the illustrative framework masterplan below].

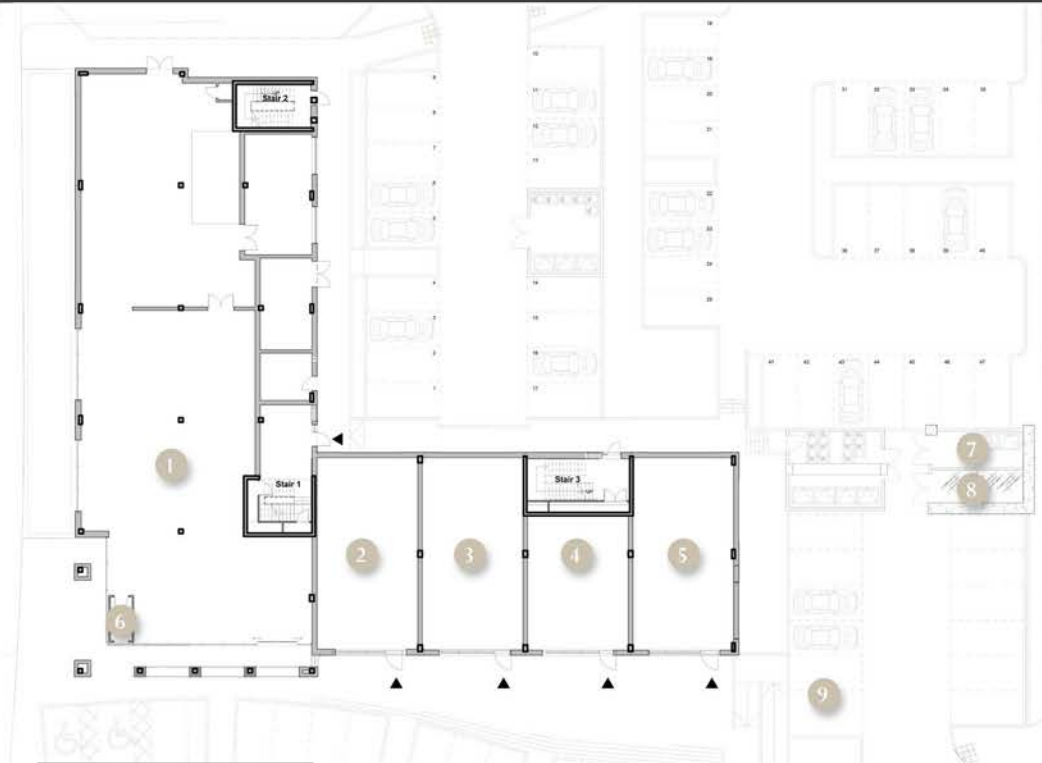
DESCRIPTION

The overall Tadpole Garden Village development is well progressed and will eventually comprise circa 1850 new homes, including two primary schools, a secondary school, a health centre, a public house and a large number of open green spaces, together with community sports facilities.

There are four retail units available to let, arranged in a terrace adjoining the new c.4,500 sq ft (417 sq m) convenience store, which a national supermarket retailer will occupy. Internally, the units will be provided in a shell condition with capped off services, ready for fit out.

ILLUSTRATIVE FRAMEWORK MASTERPLAN





RETAIL FACILITIES KEY

- 1 Retail Unit 1 (let to supermarket)
- 2 Retail Unit 2
- 3 Retail Unit 3
- 4 Retail Unit 4
- 5 Retail Unit 5
- 6 ATM Machine
- 7 Commercial Bin Store
- 8 Commercial Cycle Store
- 9 Loading Bay

GROUND FLOOR PLAN

PERMITTED USES

Planning permission has been granted for the four units to comprise:

- A maximum of two units within Class A1 use (shop)
- A maximum of one unit within Class A2 use (financial and professional service)
- A maximum of two units within Class A3 or A5 uses (restaurant and cafe/hot food takeaway)
- A maximum of one unit within class D1 use (non-residential institution)

ACCOMMODATION AND TENURE

Unit 1 - LET TO SUPERMARKET

Unit 2 - 973 sq ft (90.4 sq m)

Unit 3 - 974 sq ft (90.5 sq m)

Unit 4 - 679 sq ft (63.1 sq m)

Unit 5 - 970 sq ft (90.1 sq m)

The units are available to let on full repairing and insuring leases with full vacant possession available on completion.



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QUOTING TERMS AND BUSINESS RATES

The units are available to let at a quoting rent of £21 per square foot per annum exclusive of VAT. Business rates will be payable by the tenant. The Valuation Office will assess the rateable value of the units on completion.

ENERGY PERFORMANCE CERTIFICATE

The certificate will be provided on completion of the development and following subsequent assessment of the units.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Viewing and further information is strictly by prior appointment through the sole agents:

Miles Cross MRICS CIWFM

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