

## RETAIL PREMISES AVAILABLE

**9-12 THE ARCADE, THE BRUNEL CENTRE, SWINDON, SN1 1LL**



### NEARBY OCCUPIERS

House of Fraser, Argos, Boots, Starbucks, Dorothy Perkins, Burton, That's Entertainment, The Perfume Shop, Soletrader Shoes, Sue Ryder Care, Pets Corner and Card Factory.

### SIZE

Ground Floor - 6,186 sq ft (575 sq m)  
Basement - 333 sq ft (31 sq m)

### LEASE & RENT

Lease to expire 11<sup>th</sup> September 2020 at a rent of £120,000 pax.

### SERVICE CHARGE

£32,162 pa

### FURTHER INFORMATION

Oliver Church: 020 7569 9902      ohc@SMART-4.co.uk  
Hamish Smith: 020 7569 9908      hs@SMART-4.co.uk  
Philip Jemmett: 020 7569 9901      pjj@SMART-4.co.uk

Subject to Contract & Exclusive of VAT

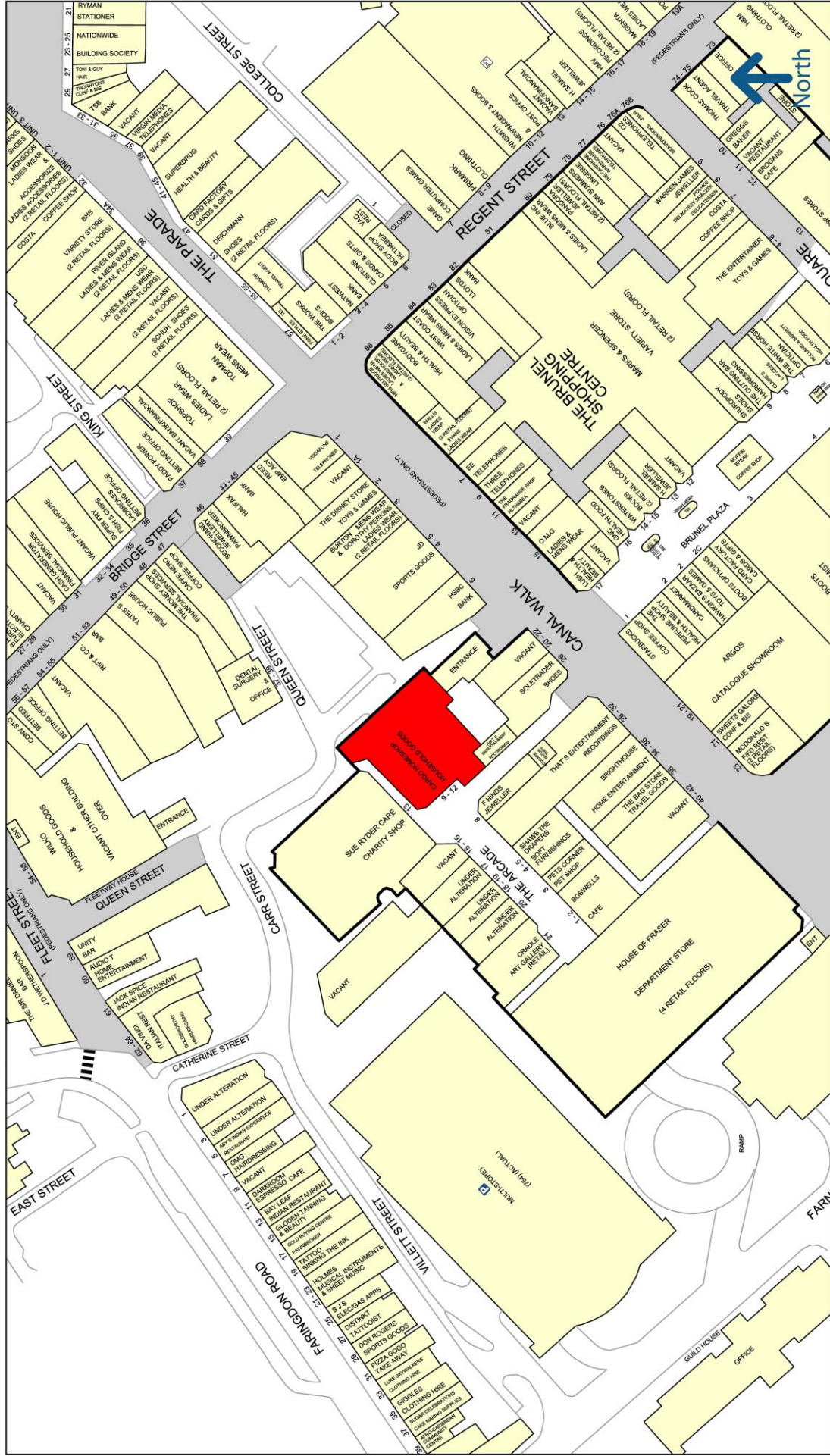
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.



For further details:

**020 7569 9900**

**www.SMART-4.co.uk**



50 metres