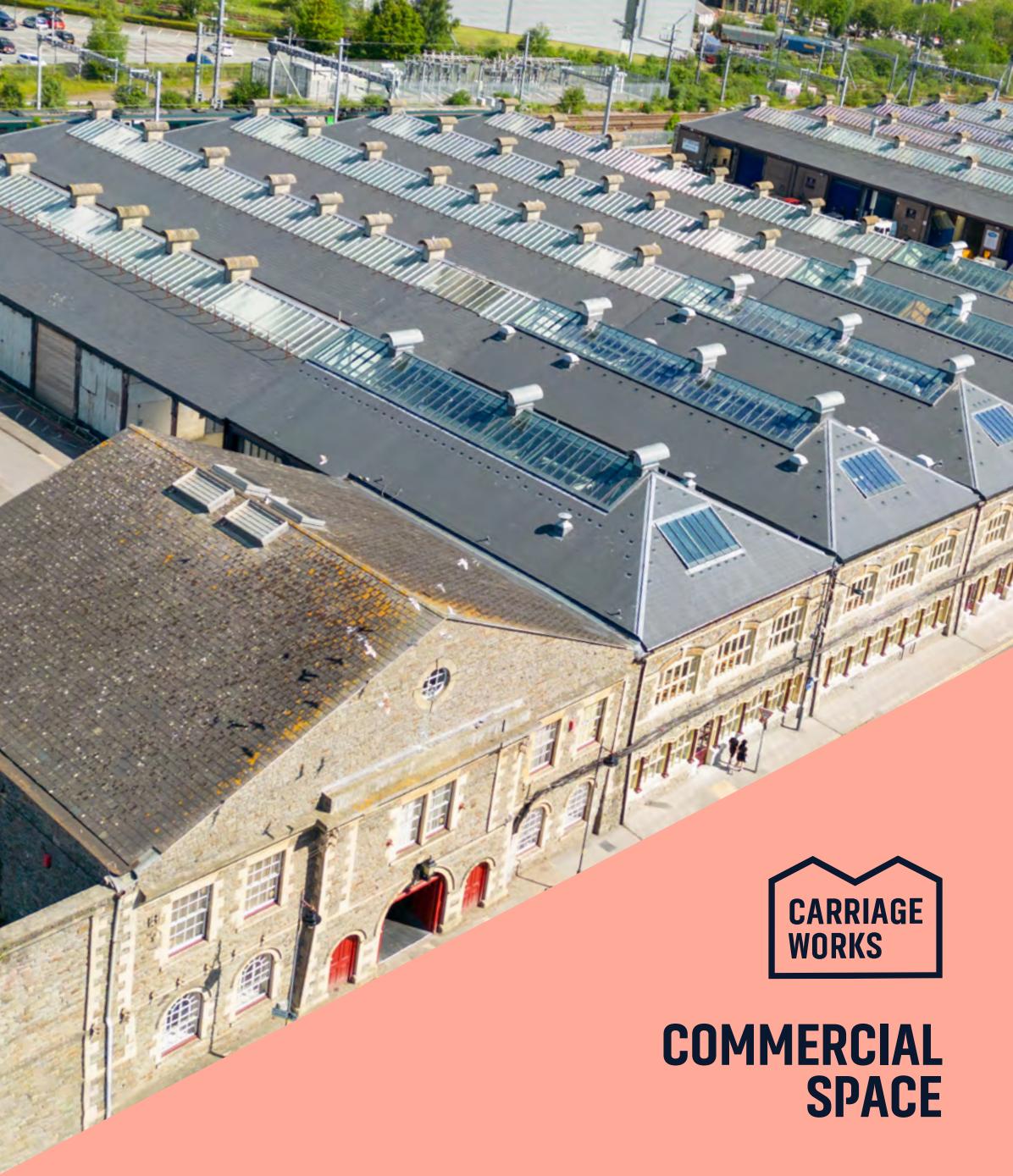


**8B
10B
12B
13B
14B
15B**

**CARRIAGE
WORKS
LONDON
STREET
SN1 5DG**



**CARRIAGE
WORKS**

**COMMERCIAL
SPACE**

A VIBRANT HUB FOR LEARNING, CREATIVE AND DIGITAL TECHNOLOGY BUSINESSES

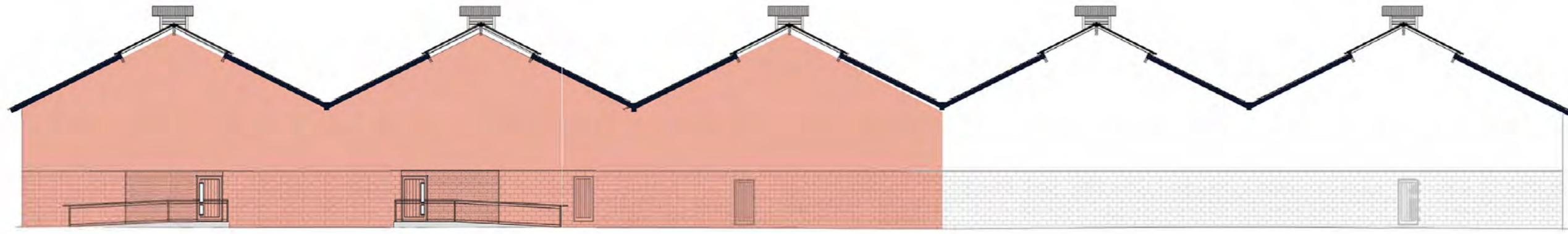


**SWINDON'S
WORLD-CLASS DESTINATION
REIMAGINED FOR CREATORS
INNOVATORS & EDUCATORS
TO THINK, DO & BE**



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.

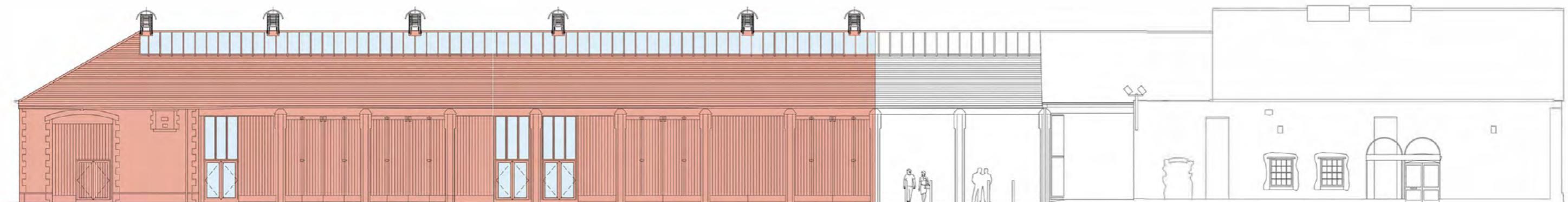




12B

10B

8B



14B

13B

12B



8B, 10B, 12B, 13B, 14B, 15B CARRIAGE WORKS

LONDON STREET, SWINDON SN1 5DG

GROSS INTERNAL AREA (APPROX.):

1861m² (20,032 SQFT)

Recently refurbished to include enhanced insulation, new double-glazed skylights, and the sensitive restoration of heritage columns, doors, and stonework, along with additional upgrades such as improved mechanical and electrical services and refreshed internal finishes, tea points and WCs. The large, open space brings together several previously subdivided units.

The internal layout is yet to be agreed. Although listed building consent has been secured for the existing subdivided layout, including permission to install a mezzanine in the central unit 10B, a pre-application submission proposing a more open-plan layout has been positively received by both Conservation and Planning Officers. The scale and character of the accommodation offer an incoming tenant the opportunity to develop a bespoke layout tailored to their operational needs. This Grade II listed building has been carefully refurbished to provide a distinctive space with direct access to allocated parking within the adjacent Bristol Street Car Park.

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.

Local and Central Government investment has supported the wider regeneration of the Carriage Works and its surroundings, including new paving, landscaping, and upgraded lighting throughout Bristol Street and Sheppard Street tunnels, improving connections to local colleges and attractions within The Works. Further investment in the area is planned through Knowledge Central and the major redevelopment of Swindon Station and nearby car parks.

TRAVEL

Train: Short walk from Swindon Station.

Bus: Served by town-centre routes, five

minutes from the bus boulevard.

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

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

with on-site and nearby cycle parking.

THE COMMERCIAL SPACE

Units 8B, 10B, 12B, 13B, 14B and 15B, Carriage Works, London Street, are accessed via new glazed entrances with ramped access. This versatile accommodation includes the following features, as shown on the attached plan.

- 1 Six Internal Spaces ranging from 200m² to 500m²
- 2 Drainage and Water Supplies for Tea Points and WCs
- 3 Upgraded Insulation & New Double Glazed Skylights
- 4 Electrical Supply & New DB Boards
- 5 Emergency Lighting & Fire Alarms
- 6 Allocated Spaces 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.

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

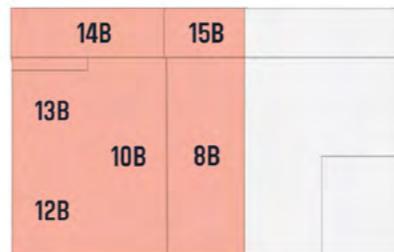
Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Swindon Borough Council 01/2026



8B, 10B, 12B, 13B, 14B, 15B CARRIAGE WORKS, LONDON STREET

Floor Plan



LONDON STREET

UNIT	M ²	FT ²
8B	508	5,468
10B	511	5,500
12B	247	2,659
13B	247	2,659
14B	230	2,476
15B	118	1,270
TOTAL	1,861	20,032



GROUND



CARRIAGE WORKS

THINK-DO-BE



The Carriage Works is owned and operated by Swindon Borough Council

 cubs.kick.alive

CARRIAGE WORKS

London Street
Swindon
SN1 5DG

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Email: hello@carriage.works
Visit: www.carriage.works



VIEWING BY APPOINTMENT WITH THE AGENT.

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