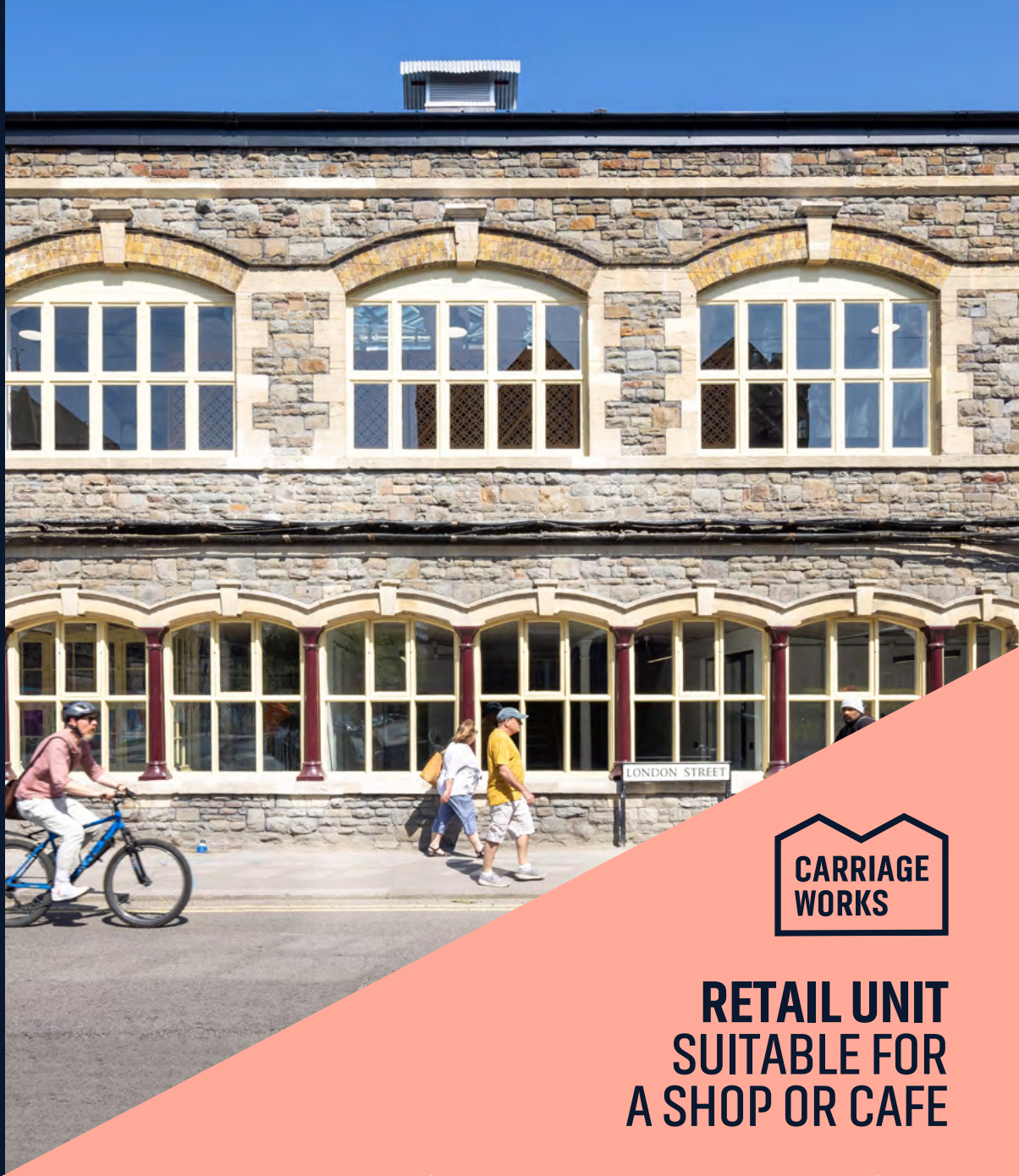


9

**CARRIAGE
WORKS**

**LONDON
STREET
SN1 5FB**



**CARRIAGE
WORKS**

**RETAIL UNIT
SUITABLE FOR
A SHOP OR CAFE**

**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.



9 CARRIAGE WORKS

LONDON STREET, SWINDON SN1 5FB

GROSS INTERNAL AREA (APPROX.):
189m² (2,034 SQFT)

9 Carriage Works is the mid-sized of three retail, cafe, bar, gallery, showroom or other business spaces on London Street. This Grade II listed property has been sensitively refurbished to create a distinctive space with direct street access. Suitable for shop or other business use. Inside, original industrial features: circular columns, V-beams, brick jack-arched ceilings, recessed alcoves and a preserved GWR ticket cabin - celebrate its heritage.

The location benefits from strong footfall from rail and bus passengers and visitors to The Works area, home to attractions such as 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 refurbishment across Carriage Works and improvements to the surrounding public realm, including new paving, planting and upgraded lighting in the Bristol Street and Sheppard Street tunnels, leading to local Colleges and the attractions in The Works. Further investment is planned through Knowledge Central, the major redevelopment of Swindon Station and nearby car parks.

THE RETAIL SPACE

9 Carriage Works, London Street is accessed via an original heritage doorway with level access. This versatile retail unit has been fully fitted out with the facilities listed below and shown on the attached plan.

- | | |
|---|---|
| 1 | Retail Space |
| 2 | Tea Point |
| 3 | WCs |
| 4 | Storage Area |
| 5 | Feature Ticket Booth |
| 6 | Mechanical Air Handling, Ventilation, Heating |

SPECIFICATION

The space provides direct level access from London Street, a tea point, three newly installed WCs (including one accessible), and a dedicated storage area with a cleaner's sink. 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

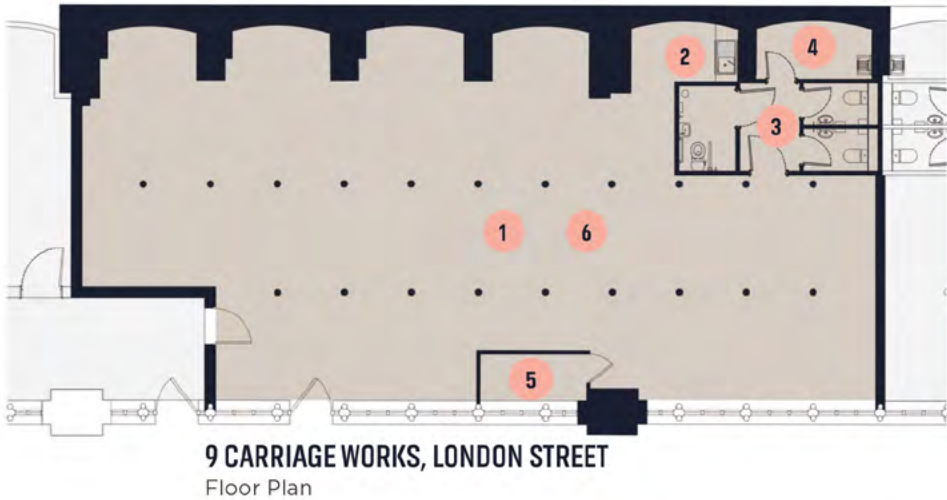
A new internal repairing and insuring lease with a service charge is available direct from the landlord.

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

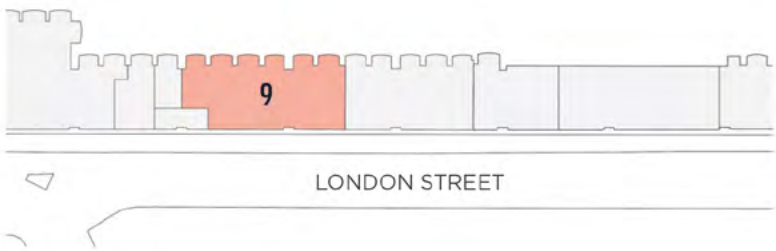
NOTICE

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 12/2025



9 CARRIAGE WORKS, LONDON STREET
Front Elevation
View from London Street



LOWER GROUND





THINK-DO-BE



The Carriage Works is owned and operated by Swindon Borough Council

 island.words.lend



VIEWING BY APPOINTMENT WITH
THE AGENT.

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