Ferndale Campus SWINDON

D1 use (Educational and Training) • 12,189 sq ft / 1132.43 sq m • Substantial car parking area

Southern entrance

Location

The property is located at the junction with Ferndale Road and Southbrook Street and lies close to the B4289. Swindon town centre and both the rail and bus stations are within one mile.

Description

The building is currently occupied by Oxford Brookes University and is used for the teaching of adult nursing courses. Due to expansion, the University will be relocating to larger premises during 2016.

The property comprises a two storey detached Edwardian former school building located on a site of approximately 0.3 hectares (0.75 acres). The site provides parking for approximately 76 cars.

In addition, there are basement areas accommodating the boilers and limited storage space.

Amenities

• Gas fired central heating
• Teaching/lecture rooms and offices
• Male, female and disabled toilets
• Kitchen
• Excellent car parking
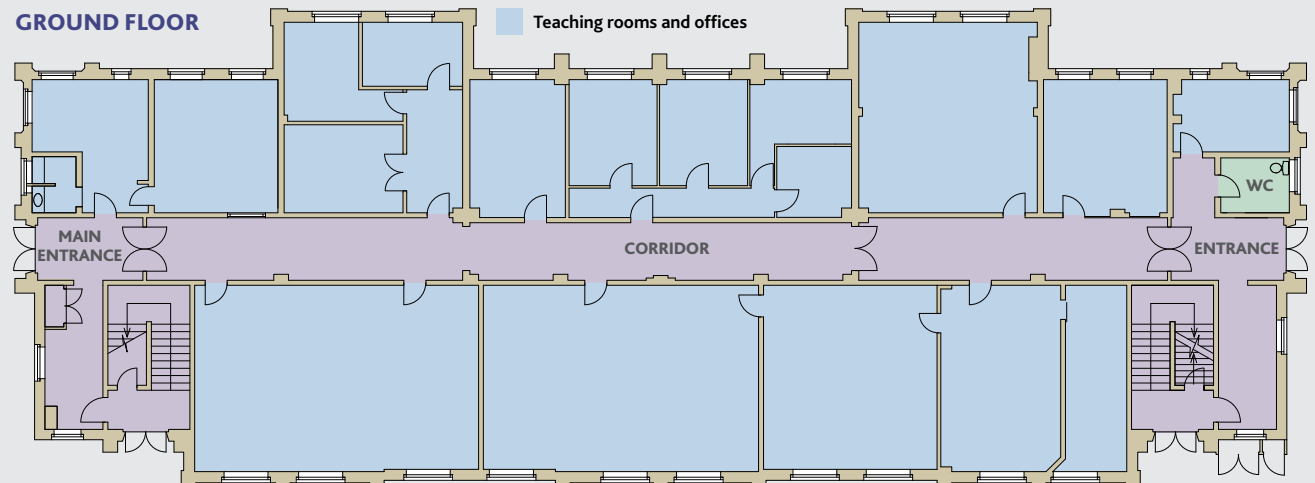• Passenger/disabled lift

Ground floor lecture theatre

APPROXIMATE NET INTERNAL FLOOR AREAS

Ground Floor	5,820 sq.ft.	540.71 sq.m.
First Floor	6,369 sq.ft.	591.72 sq.m.
Total	**12,189 sq.ft.**	**1,132.43 sq.m.**

GROUND FLOOR

Teaching rooms and offices

MAIN ENTRANCE

CORRIDOR

ENTRANCE

WC

Ground floor common room

Tenure
The property is to be sold freehold with vacant possession upon completion. Adjoining owners enjoy rights of access over the site. Further details are available upon request.

Guide Price
£1.35 million.

Planning
It is understood the property currently has consent for Class D1 use (non residential education and training centre). The building is regarded as one of significant local interest and also regarded as a heritage asset. Interested parties are advised to make their own enquiries of Swindon Borough Council.
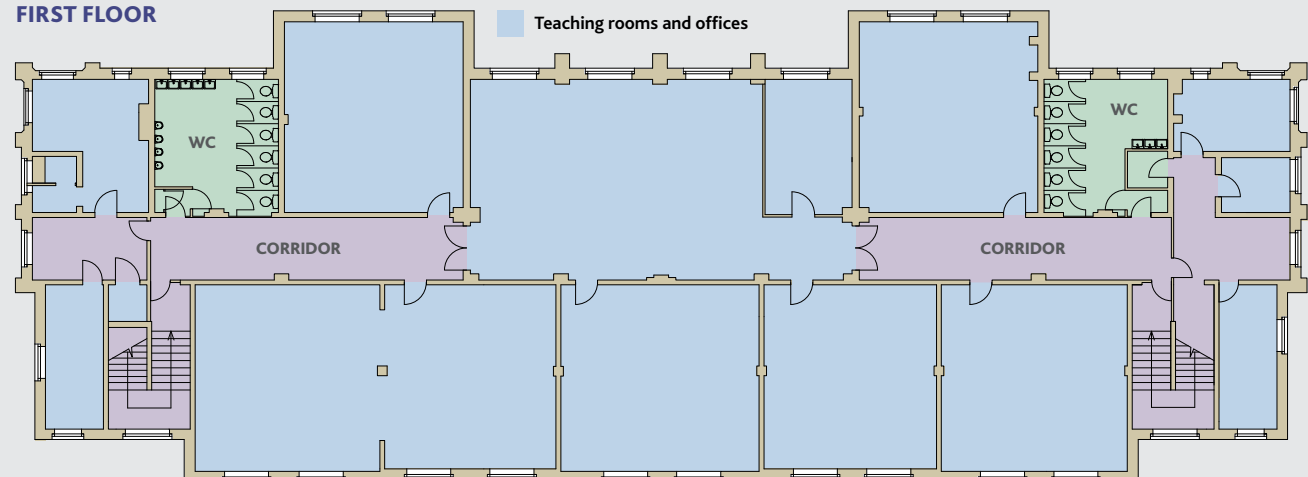
Rateable Value
University and Premises £32,000

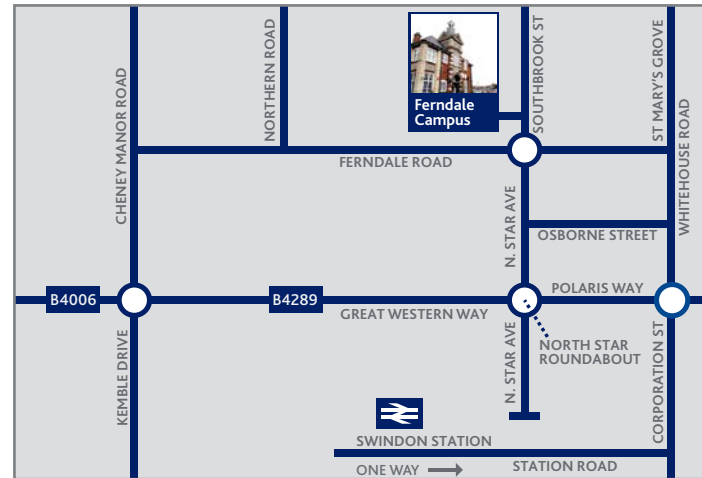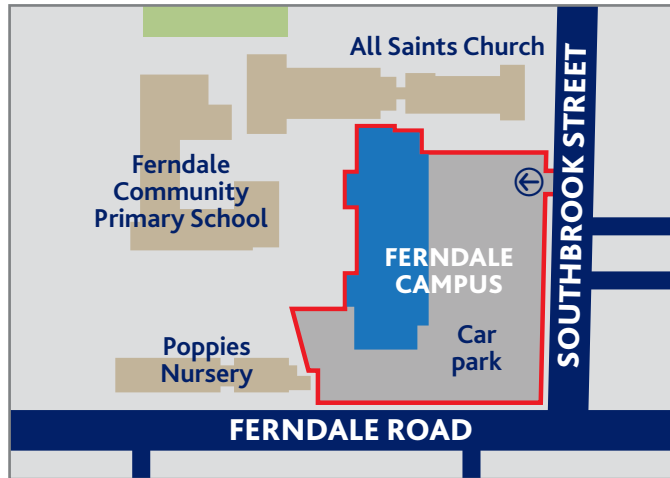### Legal Costs
Each party to bear their own legal costs.
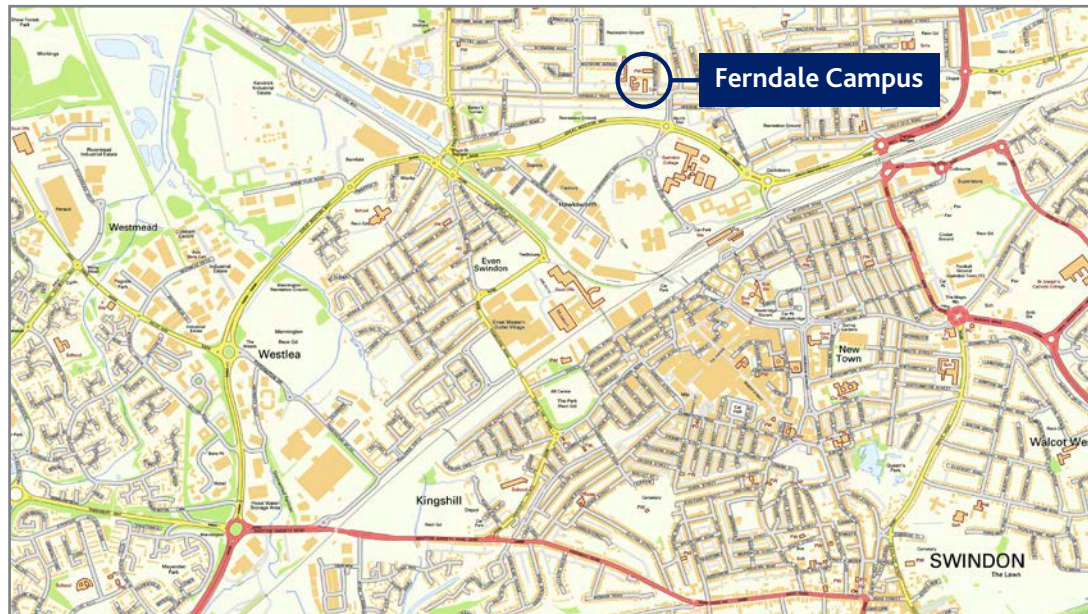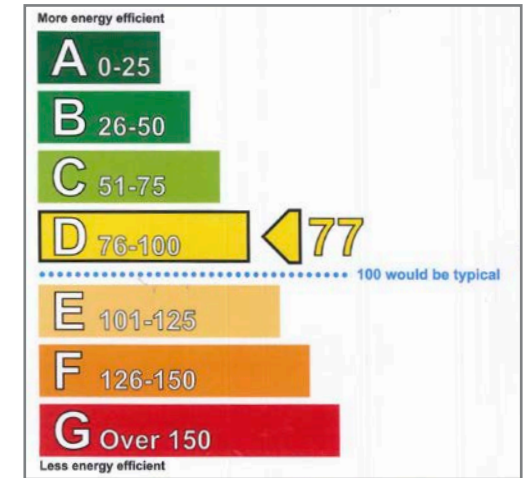

Main ground floor corridor

FIRST FLOOR

Teaching rooms and offices

WC

WC

CORRIDOR

CORRIDOR

FURTHER INFORMATION

Site plan & local area

All Saints Church

SOUTHBROOK STREET

Ferndale Community Primary School

FERNDALE CAMPUS

Poppies Nursery

Car park

FERNDALE ROAD

CHENEY MANOR ROAD
NORTHERN ROAD
Ferndale Campus
SOUTHBROOK ST
ST MARY'S GROVE
FERNDALE ROAD
N. STAR AVE
OSBORNE STREET
WHITEHOUSE ROAD
B4006
B4289
KEMBLE DRIVE
GREAT WESTERN WAY
POLARIS WAY
N. STAR AVE
NORTH STAR ROUNDABOUT
CORPORATION ST
SWINDON STATION
ONE WAY
STATION ROAD

Energy efficiency

More energy efficient

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

77

100 would be typical

Less energy efficient

Ferndale Campus

SWINDON

VIEWINGS

Strictly by appointment with Marriotts, the Sole Agents.

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marriotts

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