



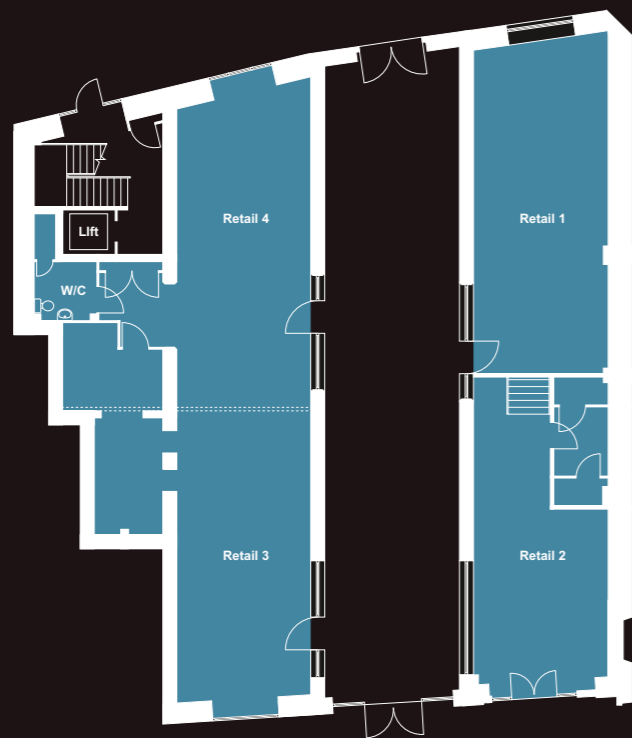
# RETAIL UNITS

Retail Units  
TO LET or FOR SALE



# UNIT V

Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Building V	Retail/Class A1	Conversion	Ground Floor Unit 1	663	61.6
Building V	Retail/Class A1	Conversion	Ground Floor Unit 2	609	56.6
Building V	Retail/Class A1	Conversion	Ground Floor Unit 3	701	65.1
Building V	Retail/Class A1	Conversion	Ground Floor Unit 4	883	82.1



UNIT V – GROUND FLOOR

Available as one office or as individual units

## RETAIL UNITS

Eight miles to the east of Bath, Bradford on Avon is a working town with a 750-year tradition of innovation and enterprise. The town dates back to pre-Roman times. With a long history of wool production, it has a rich tradition of architecture with many listed buildings, as well as the Grade 1 Town Bridge with its distinctive side chapel. The town has become a popular tourist destination for the beauty of its built environment, its range of independent retail offerings and the uniqueness of its setting alongside both the River Avon and the Kennet & Avon Canal.

It has a clear vision of itself as a lively, healthy, creative, sustainable and, above all, welcoming community – blending the best of the past with the needs of tomorrow. It is committed to a sustainable economic future. New commercial space is becoming available as years of uncertainty come to an end following the closure of town's historic rubber mills. Plans are also in place to reduce the impact of traffic, with the creation of a pedestrian-friendly Historic Core Zone.

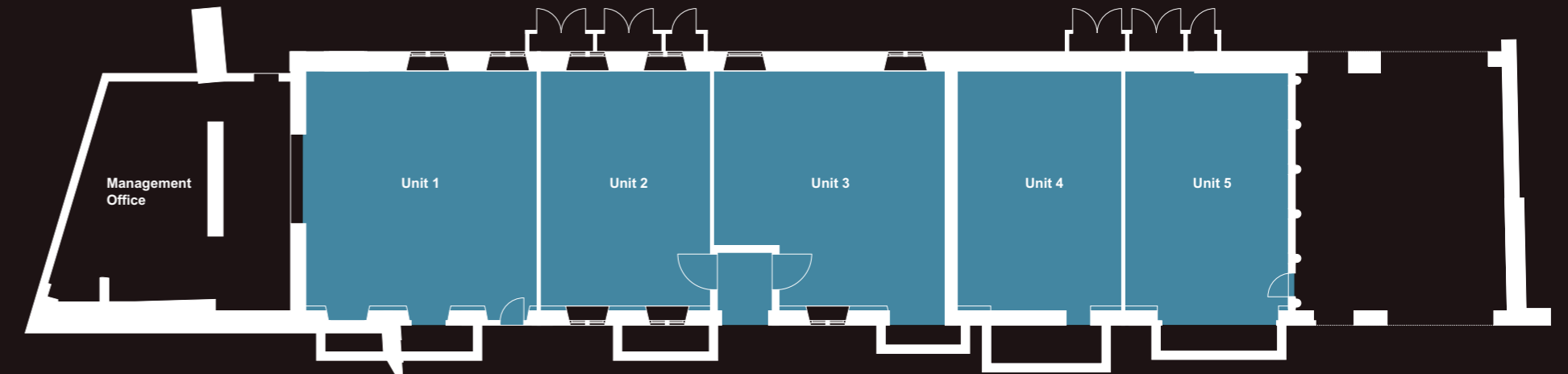
Located alongside the north shore of the River Avon, Kingston Mills is at the heart of the town. Sympathetically redeveloped by Linden Homes to provide retail, restaurant and office units, as well as 171 homes, the site offers a fantastic opportunity to flourish in a prime location.

- Vibrant mixed use development with supermarket, restaurant and cafés, located in the picturesque tourist town of Bradford on Avon
  - Mix of occupiers – residential and commercial
  - Brand new shop units with extensive glazing
  - A choice of delicately refurbished, character buildings

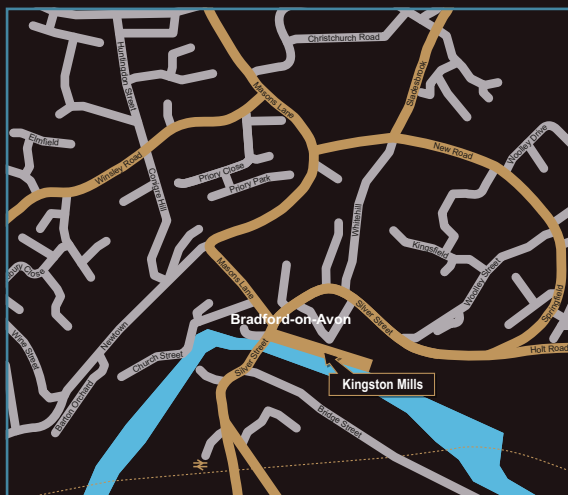


## UNIT Q WEST

Description	Use/Class	Building Type	Unit Number	Gross Internal ft <sup>2</sup>	Gross Internal m <sup>2</sup>
Q-West	Retail/Class A1	Conversion	Ground Floor Unit 1	888	82.5
Q-West	Retail/Class A1	Conversion	Ground Floor Unit 2	677	62.9
Q-West	Retail/Class A1	Conversion	Ground Floor Unit 3	827	76.8
Q-West	Retail/Class A1	Conversion	Ground Floor Unit 4	599	64.9
Q-West	Retail/Class A1	Conversion	Ground Floor Unit 5	674	62.6



UNIT Q WEST – GROUND FLOOR



## How to find us

From the M4 East or West bound, leave at junction 18 and then, at roundabout, take the third exit onto the A46, signposted Bath. At the next roundabout take the second exit onto the A46, signposted Bath. Keep right and continue onto Batheason Swainswick Bypass/A4.

Turn right at the roundabout, third exit, onto Blandford Road/A363. Head straight over the first mini roundabout and continue straight. At the second roundabout take the second exit and continue down the hill into the town, over the zebra crossing until you reach the third mini roundabout. Kingston Mills is directly opposite.

Maps not to scale.



Alder King, 5 Little London Court  
Old Town, Swindon SN1 3HY

For further details, please call

**01179 298 594**

[www.lindenhomes.co.uk/kingstonmills](http://www.lindenhomes.co.uk/kingstonmills)

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