



Trinity Hall, Victoria Road

POA

richard james

VICTORIA ROAD



## Victoria Road

Swindon

Freehold

**\*\* COMMERCIAL/INVESTMENT OPPORTUNITY \*\* TENANT INSITU  
WITHIN THE LOWER GROUND FLOOR \*\***

Built circa 1899 by the distinguished architect William Wallace, Trinity Hall stands as a testament to the architectural elegance of the late Victorian era. The building, characterised by its ornate detailing and robust construction, reflects the grandeur of the period and Wallace's notable influence on early 20th-century design.

Trinity Hall is a substantial property, boasting approximately 10,000 square feet of versatile space distributed over three floors. The building's layout is adaptable, making it suitable for a variety of uses while retaining its historical charm.

Presently, the lower floor of Trinity Hall is occupied by a day nursery, utilising the spacious and functional environment to provide a nurturing setting for young children. This arrangement showcases the building's potential for accommodating educational or childcare facilities, blending historical architecture with modern-day utility.

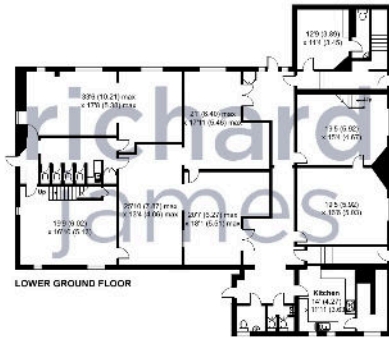
The expansive nature of Trinity Hall opens a plethora of possibilities for future use. With the proper planning permissions (STP), the property could be transformed into a larger nursery, capable of catering for more children and expanding its services. Alternatively, its ample space and adaptable floor plan make it an ideal candidate for conversion into multiple commercial offices, supporting diverse business needs while maintaining the building's architectural integrity.

Agent Note; The Current lease in place with the Day Nursery can be provided by the acting solicitors on request.





Approximate Area = 10607 sq ft / 985.4 sq m  
Mezzanine(s) = 303 sq ft / 28.1 sq m  
Total = 10910 sq ft / 1013.5 sq m  
For identification only - Not to scale



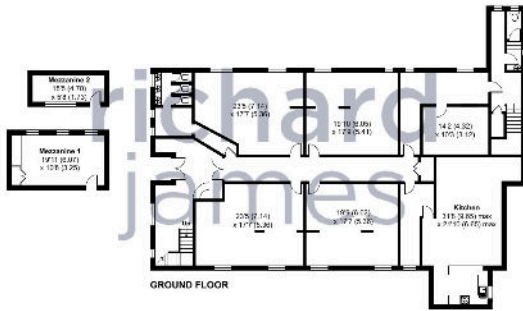
LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©/i/bescom 2024. Produced for Richard James. REF: 114757



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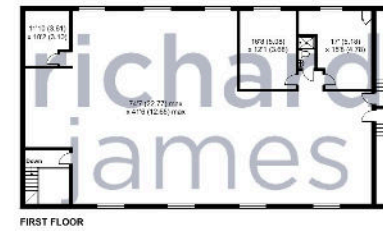
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©/i/bescom 2024. Produced for Richard James. REF: 114757



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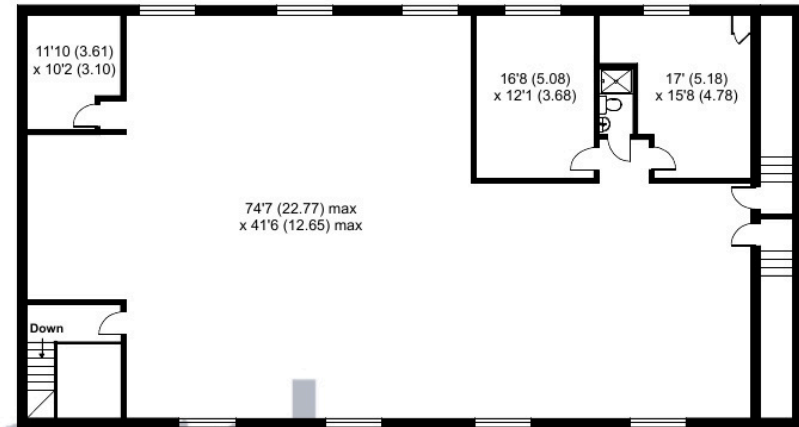
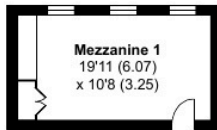
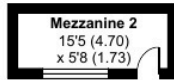
FIRST FLOOR



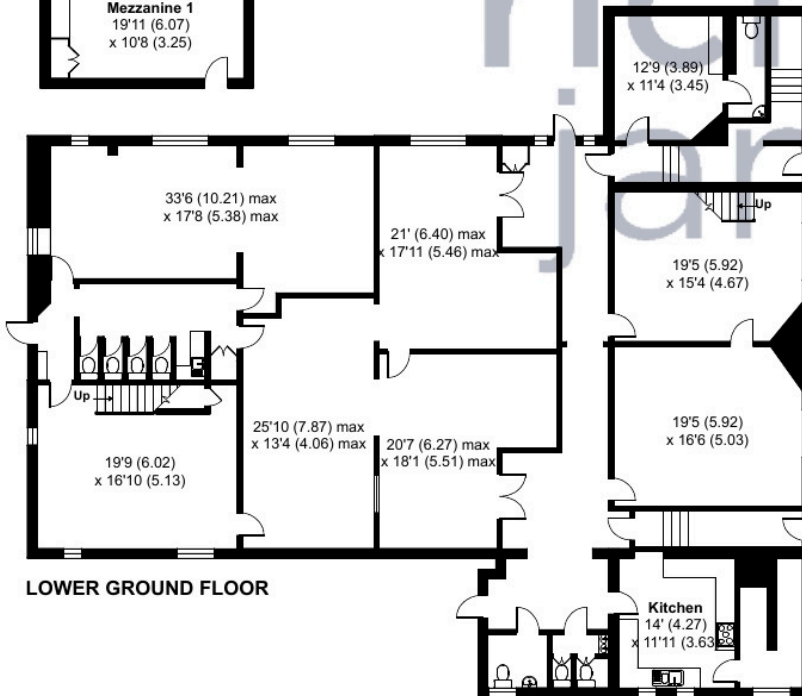
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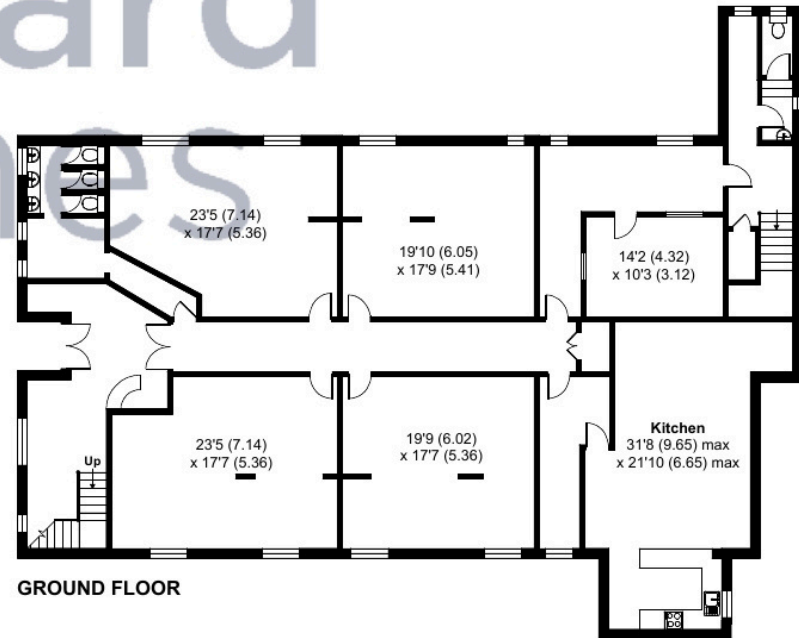
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR





## Exceptional Service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain, while moving you in as swiftly and smoothly as possible.

- Honest valuations in current marketing conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
  - Professional photography
  - Social Media marketing
- Top listings on Rightmove, Zoopla and Boomin

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