

**PRESTIGIOUS OFFICE BUILDING IN
A PRIME TOWN CENTRE LOCATION**
3,264 – 20,069 SQ FT (303 – 1,864.44 SQ M)

**Site
Office**
SWINDON



GROUND AND FIRST FLOOR AVAILABLE
LOCATED OPPOSITE SWINDON STATION WITH
COMFORT COOLING AND ON SITE CAR PARKING



The offices benefit from an attractive ground floor reception with a central lobby containing two 12-passenger lifts serving all levels.

The office specification includes suspended ceilings, recessed lighting, comfort cooling, solid floors with underfloor trunking and outdoor bike store and garden. There are WCs are situated on all levels and a service lift. There is car parking to the rear of the building.



GROUND FLOOR
9,571 SQ FT



SUSPENDED
CEILINGS



RECESSED
LIGHTING



COMFORT
COOLING

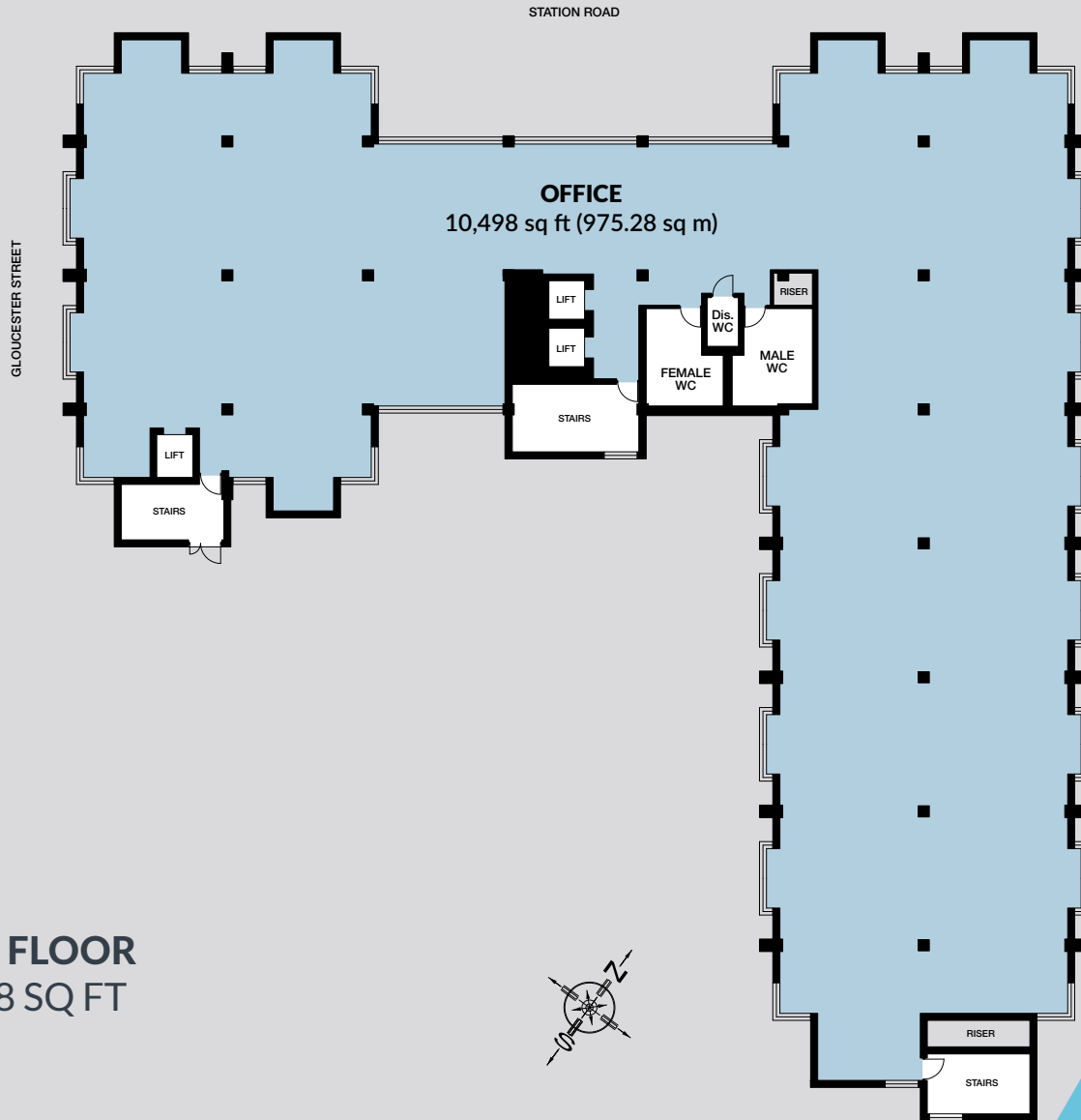


SECURE
BIKE STORE



GARDEN

GROUND AND FIRST FLOORS AVAILABLE




FIRST FLOOR
10,498 SQ FT

SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
First	10,498	975.28
Ground Suite A	3,264	303
Ground Suite B	6,307	585.9
Ground Total	9,571	889.16
Total	20,069	1,864.44

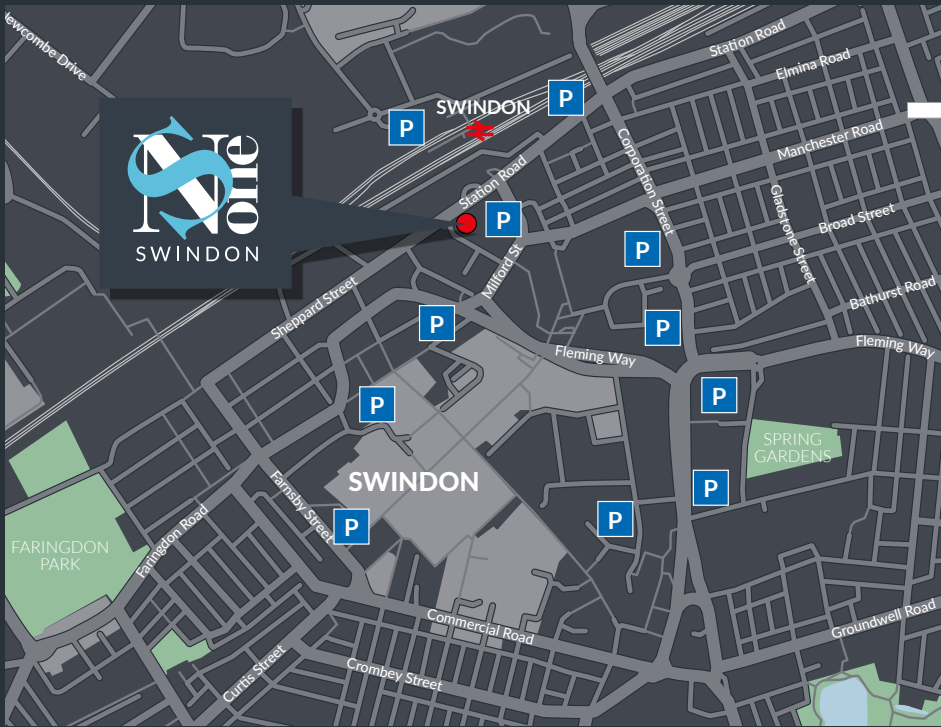
PROMINENTLY SITUATED IN THE HEART OF SWINDON'S BUSINESS CENTRE SURROUNDED BY OTHER MAJOR OCCUPIERS AND LOCAL AMENITIES

- | | | | | | |
|---|----------------------|----|------------------------|----|---|
| 1 | SN1 | 8 | NETWORK RAIL | 15 | COSTA COFFEE |
| 2 | PRE PAY TECHNOLOGIES | 9 | CAPITA | 16 | GREAT WESTERN HOTEL |
| 3 | NEW ZURICH HQ | 10 | HOLIDAY INN | 17 | QUEENS TAP |
| 4 | JURY'S INN | 11 | KISS GYM | 18 | MARKS & SPENCER |
| 5 | ZURICH | 12 | BUZZ GYM | 19 | COFFEE NUMBER 1 |
| 6 | WORKMAN | 13 | BRUNEL SHOPPING CENTRE | 20 | MAIN SHOPPING CENTRE |
| 7 | ATKINS | 14 | SWINDON NHS | 21 |  SWINDON STATION |



SN1 is prominently situated on the corner of Gloucester Street and Station Road, approximately 50m to the south of Swindon mainline station within the town's main commercial core and is situated approximately 250m to the north of the town's main retail provision.

Good access is provided to both the A4311 and the A4259 which in turn provide access to the A419 and onwards to Junction 15 of the M4.



TIMINGS	RAIL	ROAD
Bristol	21 mins	40 mins
Bath	22 mins	42 mins
Reading	25 mins	24 mins
Oxford	38 mins	36 mins
Paddington	49 mins	1 hr
Heathrow	1 hr 28 mins	1 hr 6 mins

*Source Trainline

LOCATION

Swindon is the principle and commercial financial centre in Wiltshire and has a catchment population of approximately 275,000 within a 13-mile radius of the town centre. It is strategically located approximately 80 and 45 miles west of London and Reading respectively, 40 miles east of Bristol and 30 miles south west of Oxford. It benefits from excellent communications with the M4 passing 3 miles from the town centre and accessed via Junctions 15 & 16.

Swindon mainline station provides frequent services to London Paddington in 49 minutes. Heathrow and Bristol airports are 70 and 55 miles to the east and west. SN1 is well situated to provide good access to both the A4311 and the A4259 which provide access to the A419 and onwards to Junction 15 of the M4.

Already well-connected by road, the completion of the electrification of both the West Coast mainline railway and the GWR Line have reduced journey times, increased capacity, and created more reliable services to London and other regional cities.

DISPOSAL TERMS

The accommodation is available as a whole or on a floor by floor basis on new full repairing and insuring terms via a service charge.

RATEABLE VALUE

Applicants are advised to make their own enquiries of Swindon Borough Council.

According to the VOA Website the Ground Floor has a Rateable Value of £110,000 per annum and the First Floor £125,000 per annum.

EPC

An EPC will be made available upon request.

VIEWING

Viewing and further information is strictly by prior appointment through the sole agents:

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Moose Studios 0117 950 8445 June 2021.