

1 NEWBRIDGE SQUARE, SWINDON, SN1 1HN

# A WORK-LIFE CHANGING EXPERIENCE



NEWBRIDGE  
SQUARE



## CONTENTS

03 WORK-LIFE CHANGING EXPERIENCE

04 ANYTHING BUT SQUARE

06 WHERE BUSINESS MEETS LEISURE

07 WHERE WELLNESS WORKS

08 A DESTINATION

11 WORK-LIFE CHANGING SPACE

14 A VISION

16 TALK TO US

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# INTRODUCTION

**1 Newbridge Square offers a modern business infusion with contemporary, Cat A office and retail space, effectively designed with a user-centred approach. Regenerating Swindon's business district with a full focus on wellness, ESG and a future-proof vision.**

We envisage a customer-orientated experience from the moment you walk through the door. Be pleasantly greeted at the concierge desk with an array of services available to enhance your business and your well-being throughout the day. Using recycled materials, we enhance our sustainability practices through green walls, planters, music curators and relaxing scent diffusers.







# EXPERIENCE WORK

## THIS WAY

### WORK-LIFE COMMUNITY

Join in an engaging community of like-minded professionals and businesses within a people focused environment. Reap the benefits of networking throughout the year with onsite collaboration opportunities, presenting the likelihood of generating valuable business connections and rapport.

Bringing together a favourable mix of retail and office departments, working life at 1 Newbridge square further promotes business productivity and individual work-life balance.





# ANYTHING BUT SQUARE

## A FIRST FOR SWINDON

1 Newbridge Square is different. A workspace experience never seen before in Swindon where every touchpoint has been considered, moulded around the customer's wants and needs. It's a building that is not just moving with the trends it's leading them.









# WHERE BUSINESS MEETS LEISURE

## A POSITIVE WORKING ENVIRONMENT

Designed with wellbeing prioritised, we present a balanced, comforting, and serene ambience from the reception area, right through to your desk.

Scattering a handful of casual and informal breakout spaces, employees can take a breather and relax in dedicated community spaces within the building. Offering an inspiring range of wellness functions such as yoga and group therapy sessions, we aim to establish a healthy, resilient, and positive working environment where people will feel energised and rejuvenated throughout their workday. Promoting a regenerative, user-enhanced design, 1 Newbridge Square is built for the people, the business and the future.









# WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE  
AND PLANET FIRST.



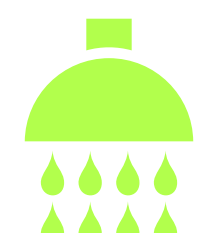
CYCLE & SCOOTER  
PROVISIONS



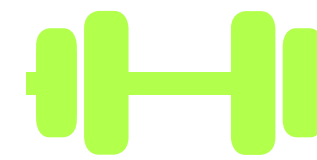
ENERGY EFFICIENT  
VRF SYSTEM



BUSINESS LOUNGE  
& RECEPTION



SHOWERING  
FACILITIES



FITNESS AND GYM  
FACILITIES



CAR PARKING  
RATIO 1:304



FITWELL



EV  
CHARGING



BREEAM  
EXCELLENT



EPC A



NET ZERO  
CARBON FIT OUT



WIRED SCORE





# IN THE HEART OF THE ACTION

## THE PERFECT DESTINATION

Swindon's unparalleled connectivity to London and the South of England is a key attraction for businesses and individuals. Live, work and play in the heart of Swindon Town.

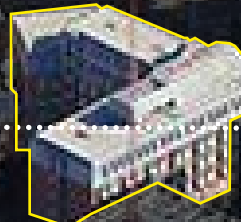


UK Space Agency  
UK Research and  
Innovation

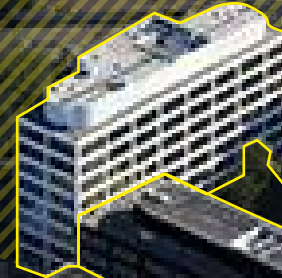


Swindon Train Station  
4 min. walk

Prepay  
Solutions



BCS  
Aecom  
RWK Goodman

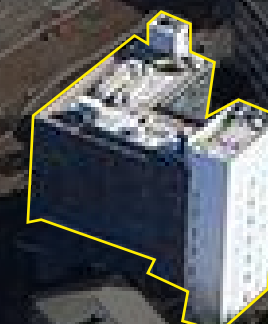


Swindon Bus Station  
2 min. walk

Zurich



Network Rail



Train Station Car Park  
375 spaces // 5 min. walk

Kimmerfields  
Development



Whalebridge Multi Storey  
840 spaces // 7 min. walk



Fleming Way Car Park  
654 spaces // 4 min. walk



The Parade  
6 min. walk



# A DESTINATION

## TRAVEL TIMES

LOCATION	RAIL	ROAD
London Paddington	50 mins	1 hr 35 mins
Reading	27 mins	55 mins
Bath	29 mins	42 mins
Bristol Temple Meads	40 mins	45 mins
Oxford	50 mins	36 mins
Heathrow	1 hr 20 mins	1 hr 6 mins
Gloucester	45 mins	45 mins





# SPEARHEADING A LARGER MOVEMENT IN SWINDON

Swindon Council and local developers are working closely to bring forward over £1 billion of major new development projects in the town centre, comprising of a multi-purpose civic space incorporating a new museum exhibition space and a 1,200 seat arena.

There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council would see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that used to run along the road.



## KIMMERFIELDS

A new 10 acre mixed use office and residential development in the heart of Swindon town centre.



**NEWBRIDGE SQUARE**







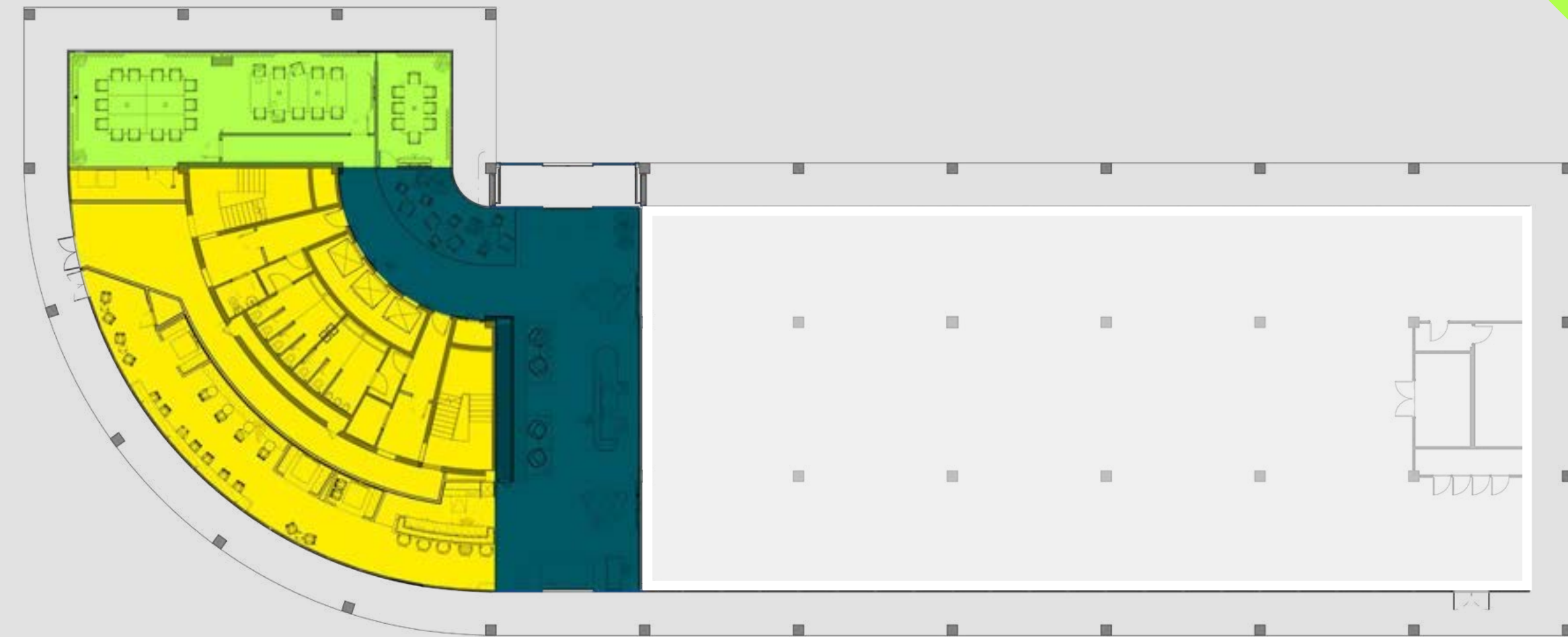
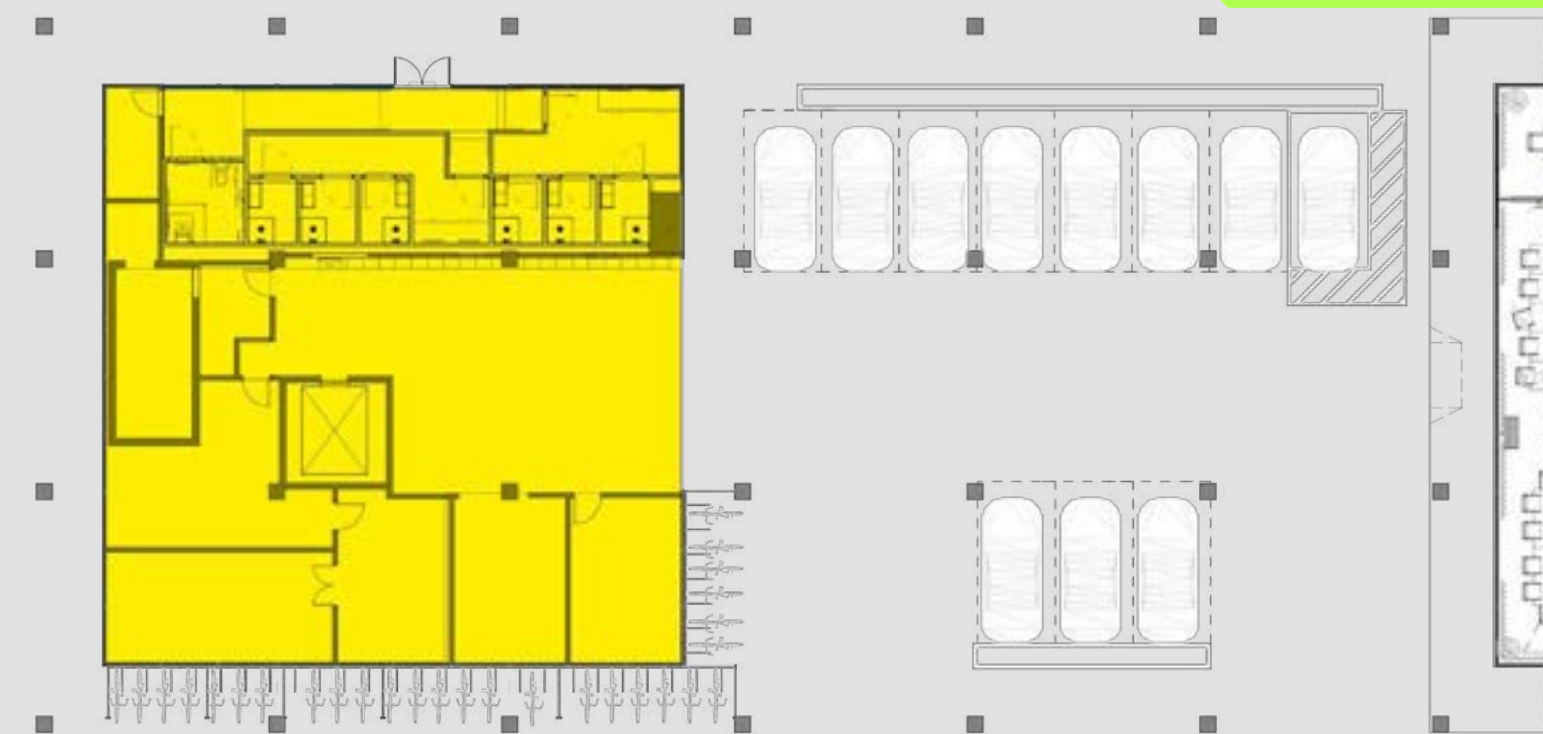
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# ARCHITECT BLOCK PLAN

- A space to re-energise
- On-site fitness facilities available
- Shower amenities
- On-site vehicle parking & charging stations
- Electric scooter and bicycle zones
- Drop off and collections area
- Welcoming reception area with concierge
- Flexible meeting rooms
- Event and wellness space
- Supportive neighbouring businesses
- Variety of on-site local retailers





# GROUND FLOOR PLAN

A

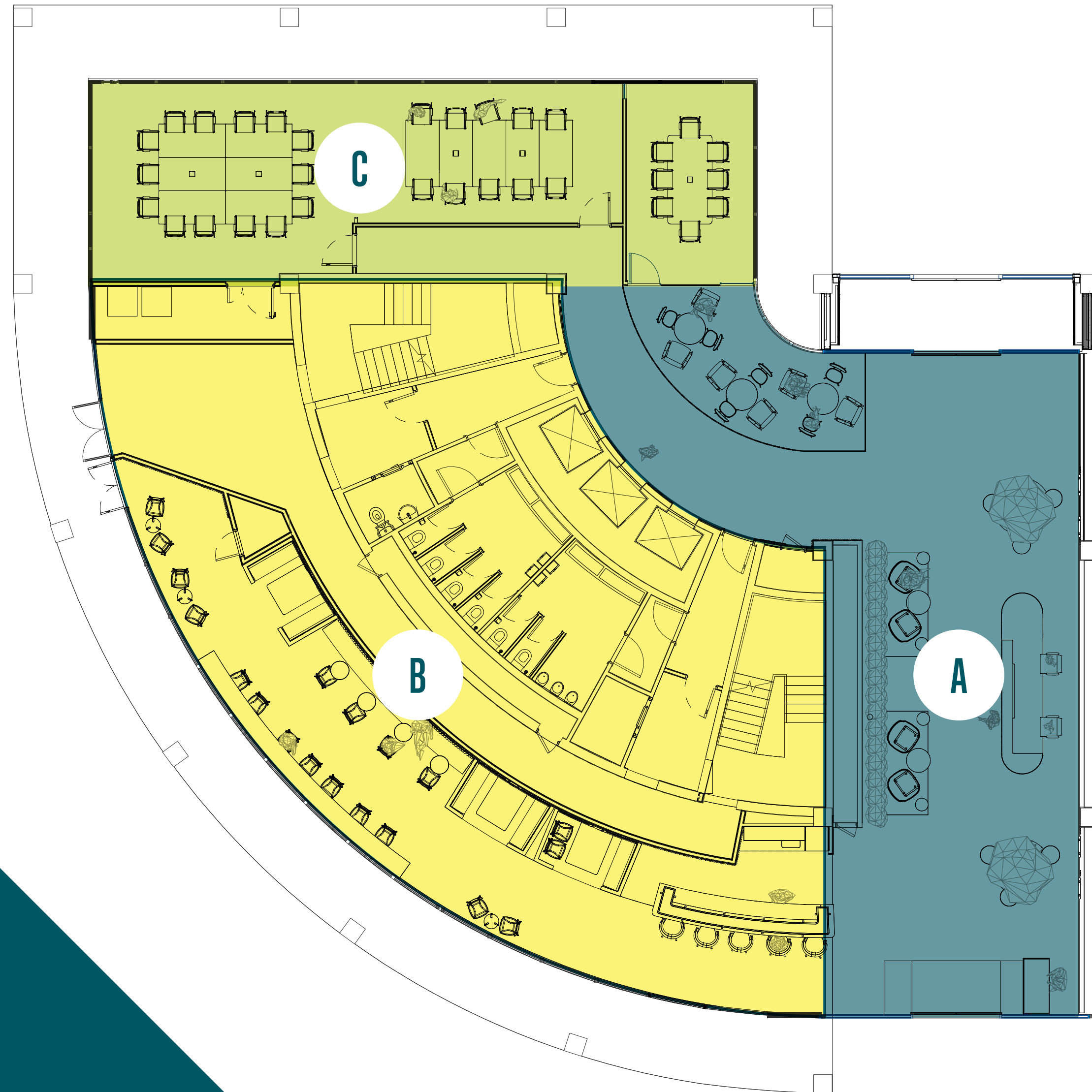
- Key transitional space
- Client focused concierge
- Media content
- Biophilic experience

B

- Open refreshments area
- Interactive spaces
- Collaboration space
- Seamlessly connected technology

C

- Meeting room suite
- Flexible for various work modes
- Versatile event space
- Direct access to media



Plans not to scale. For identification purposes only.

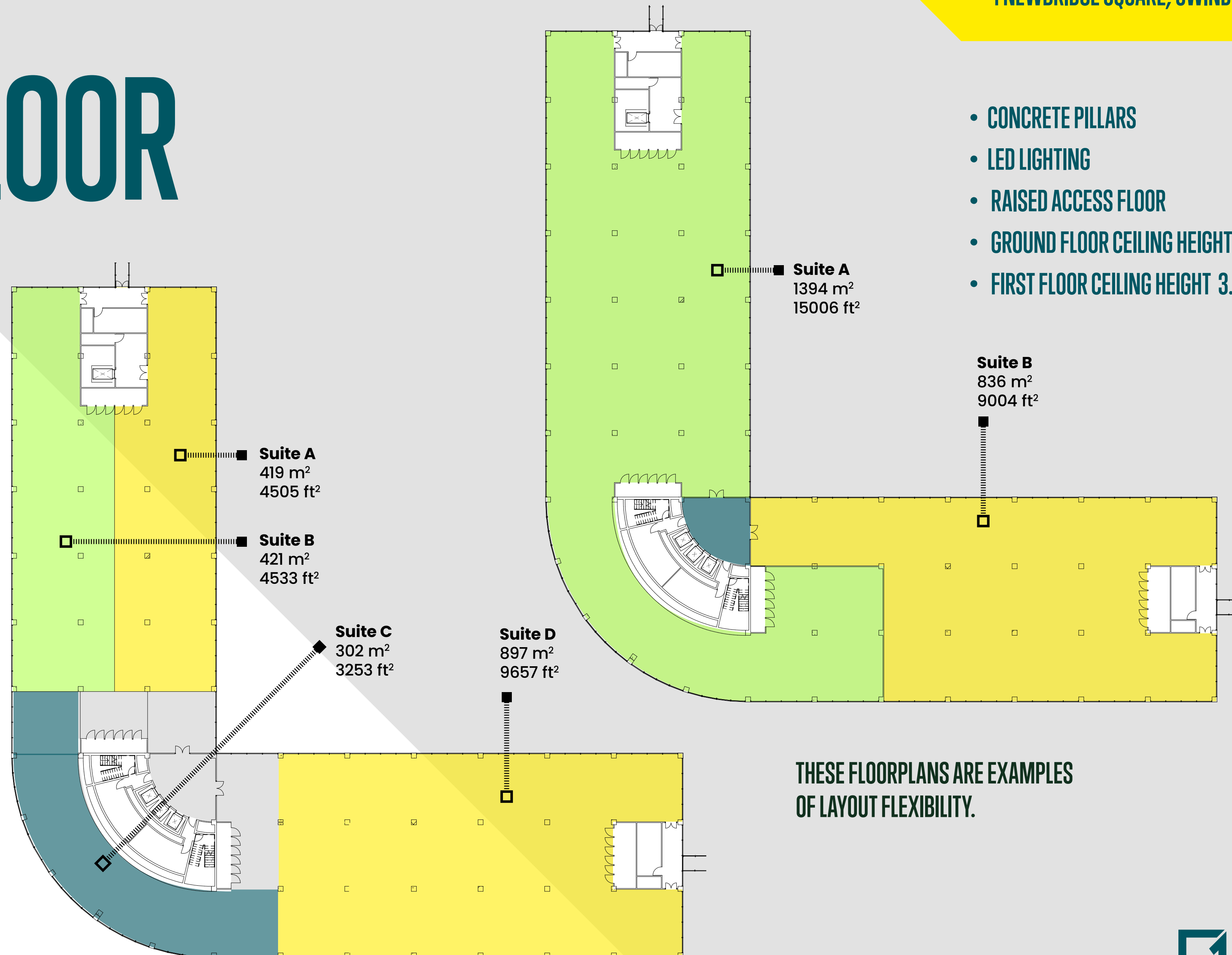






# UPPER FLOOR PLANS

- FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS
- SUITES AVAILABLE FROM 3,000 SQFT UP TO CIRCA 96,000 SQFT
- OCCUPANCY RATIO 1:8 SQM PER PERSON



- CONCRETE PILLARS
- LED LIGHTING
- RAISED ACCESS FLOOR
- GROUND FLOOR CEILING HEIGHT 4.23M
- FIRST FLOOR CEILING HEIGHT 3.12M

THESE FLOORPLANS ARE EXAMPLES OF LAYOUT FLEXIBILITY.

Plans not to scale. For identification purposes only.



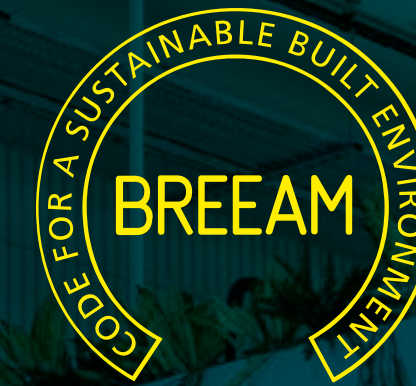
# JOURNEY TO NET ZERO CARBON

## A VISION

We envisage a climate-positive environment through delivering a whole life carbon approach. With a future proof building combined a solid eco-strategy 1 Newbridge Square provides a healthy, sustainable, and productive business setting.

On our journey to zero net carbon, we implement an environmental management system which minimises onsite energy usage.

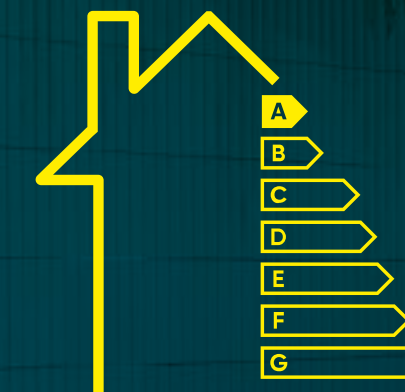
We specify materials and products which have a low-carbon impact to ensure we stay on track towards NZC goals and EUI targets.



BREEAM  
EXCELLENT



NET ZERO CARBON  
FIT OUT



EPC A RATING



DELIVERING  
CAT-A & B FIT OUT









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# TALK TO US



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