

PHASE 7

WINDMILL HILL BUSINESS PARK
SWINDON · SN5 6QU

50,000 SQ FT – 130,000 SQ FT
(4,645.1 SQ M – 12,077.4 SQ M) TO LET
DESIGN AND BUILD OPPORTUNITIES ON
SWINDON'S PREMIER BUSINESS PARK

AN INTERNATIONAL BUSINESS PARK

Windmill Hill Business Park is an imaginative collection of high quality office buildings set in a beautifully landscaped business park setting, overlooking the Wiltshire countryside. The environment is peaceful and relaxed, with lakes and pedestrian walkways to the local shops, easy connections to the Wiltshire cycleway and nearby access to J16 of the M4, just a quarter of a mile away.



LOCAL AMENITIES



Adjacent to Londis, Subway & Costa Coffee



Nearby Premier Inn and
Brewers Fayre

Hilton Hotel with
conference facilities

ONSITE BENEFITS



24-hour CCTV security
with 24-hour security
guard service



Scheduled bus services
to the town centre
and railway station



On-site management
offices, estate manager
and management team



On-site
Child Base nursery

WINDMILL HILL OCCUPIERS

1	RWE	
2+7	Nationwide	
3	ARVAL	
4	Regus	
5	Vodafone	
6	Child Base Nurseries	

PHASE 7

Full planning consent for 130,000 sq ft of high specification, modern office space arranged in two buildings, Perseus and Magnus.

Energy efficient design and materials will be incorporated into the build, ensuring they achieve a minimum 'Very Good' BREEAM rating. The client is committed to working with clients in the design and development process to ensure buildings are produced to meet specific sustainability requirements.

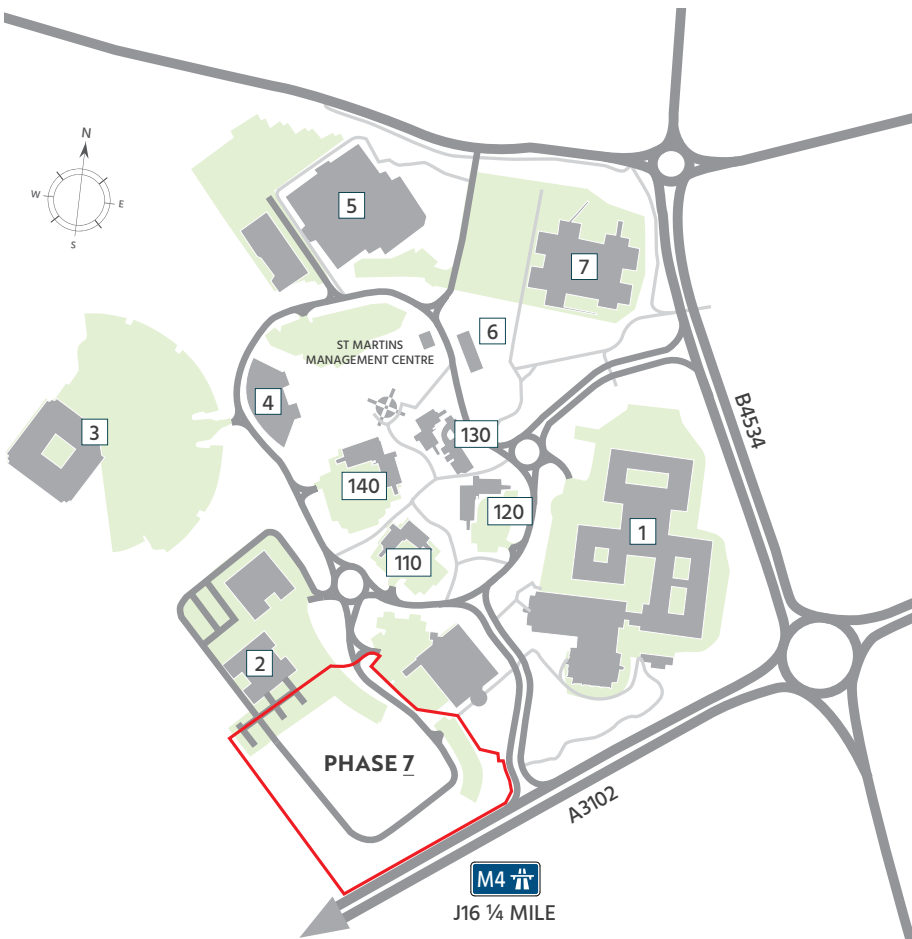
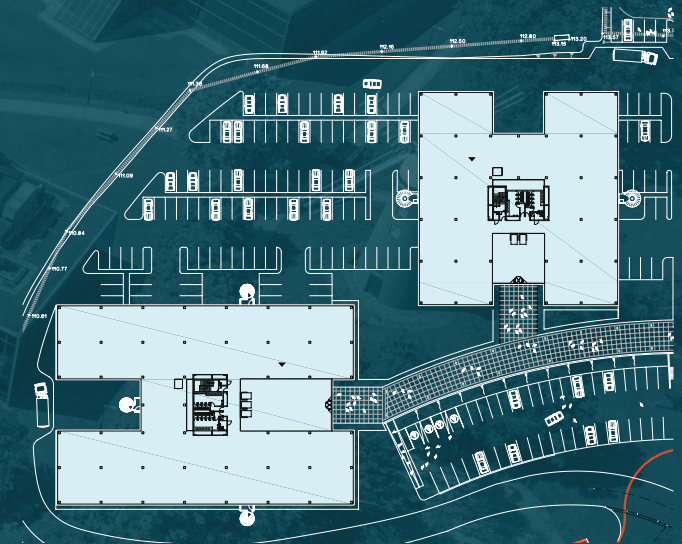
SPECIFICATION

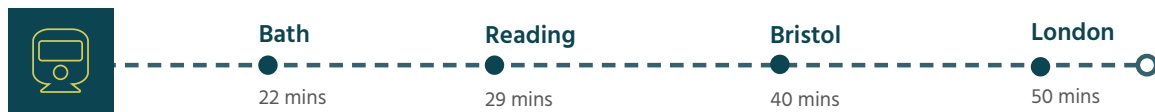
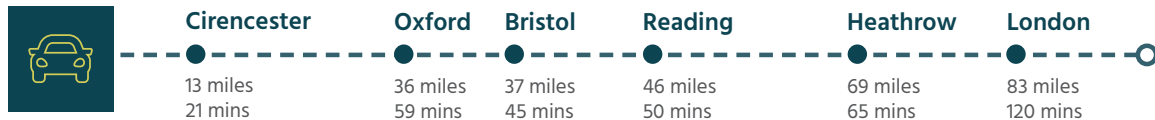
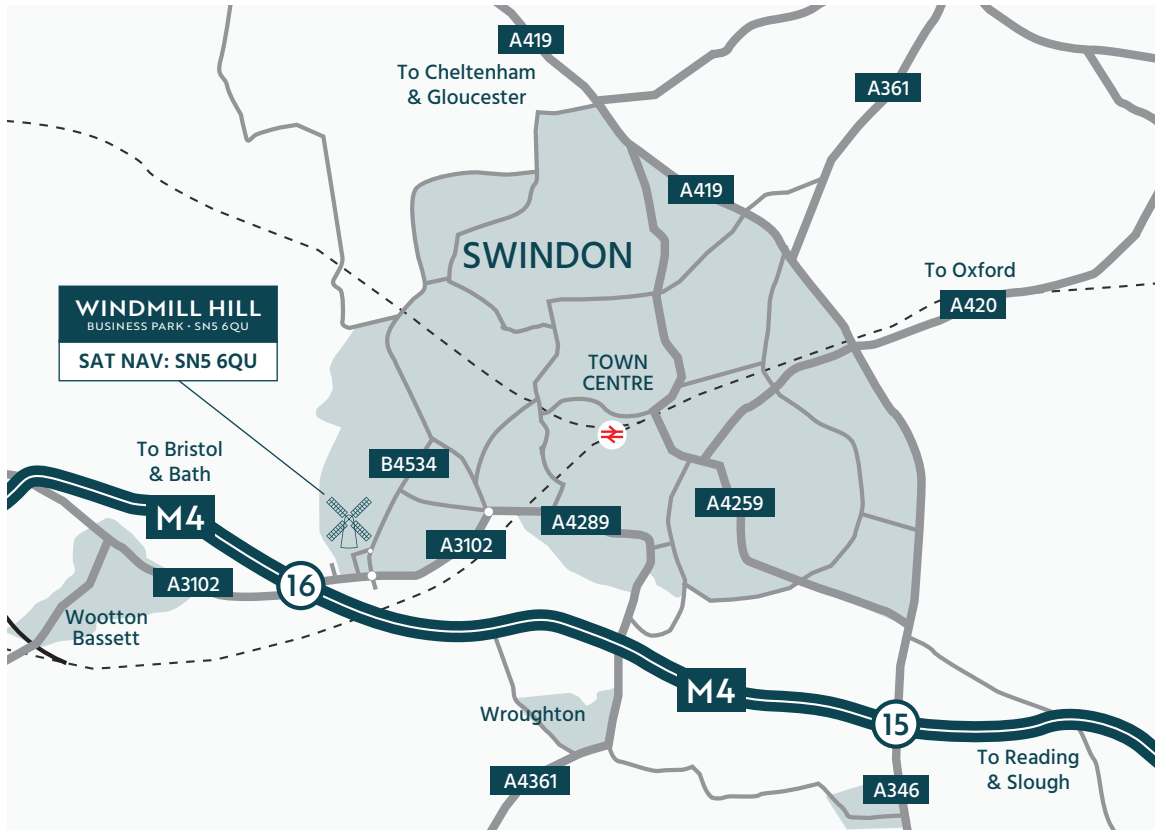
- Design and Build opportunity
- Minimum 'Very Good' BREEAM
- High specification
- Modern office space
- Energy efficient

ACCOMMODATION

Area	Sq Ft	Sq M
Total	130,000	12,077.4

PHASE 7 SITEPLAN





AN ESTABLISHED LOCATION

Windmill Hill Business Park has fast communications by road and rail to the UK's major commercial centres and airports. London is an hour away. Heathrow even nearer.

Windmill Hill Business Park is located in west Swindon, just 20 minutes from the town centre and railway station.

The journey time between Swindon and London Paddington has been reduced to 50 minutes following the Great Western Update. The new trains are faster, more reliable, cleaner to operate and have more seats to carry passengers in improved comfort.

TENURE

The site is available for sale or to let.

RENT

Upon Application.

RATES

Please verify actual rates payable with the local authority, Swindon Borough Council.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.



Miles Cross
Miles@whitmarshlockhart.com

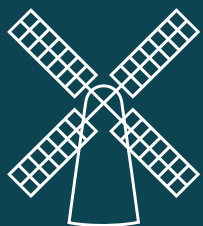


Chris Grazier
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Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991

The agents for themselves and for the vendors or lessors of these properties whose agents they are give notice that: 1 The particulars and any inserts therein do not constitute any part of an offer or a contract. 2 All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3 All descriptions, dimensions (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4 No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

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