

BUILDING 140

WINDMILL HILL BUSINESS PARK
SWINDON · SN5 6QU

17,106 SQ FT (1,590 SQ M) TO LET
NEWLY REFURBISHED OFFICES 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



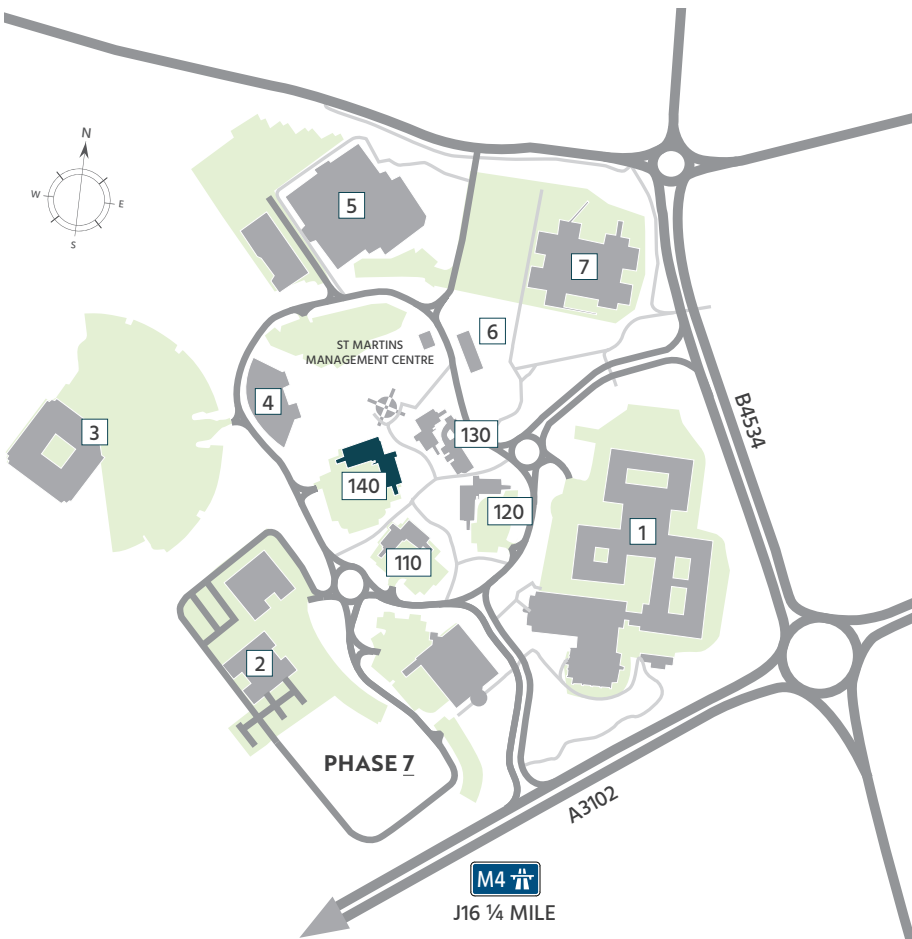
On-site management
offices, estate manager
and management team



On-site
Child Base nursery

WINDMILL HILL OCCUPIERS

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



BUILDING 140

Building 140 is a newly refurbished office building available for immediate occupation, situated prominently within the park, offering a unique opportunity to be part of this strategic business location.

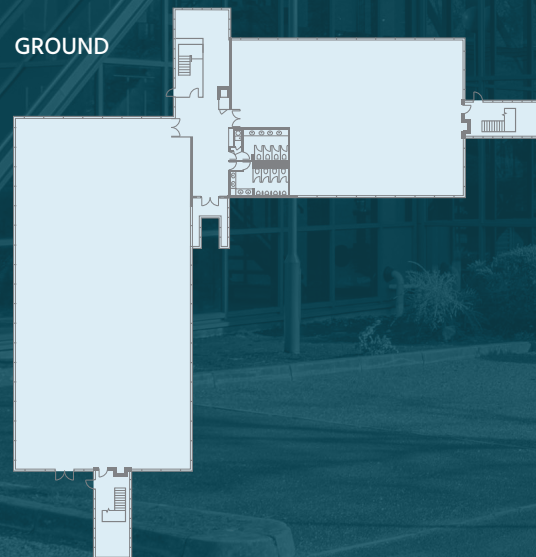
SPECIFICATION

- High quality reception
- Modern open plan offices
- VRV air conditioning
- New suspended ceiling
- Raised floors and new carpets
- LED lighting

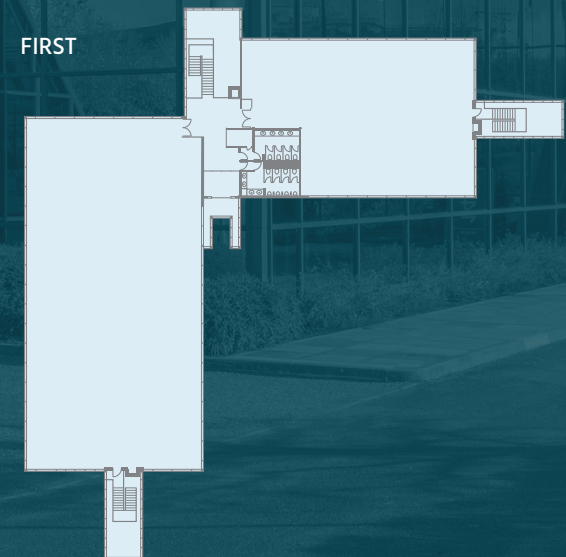
ACCOMMODATION

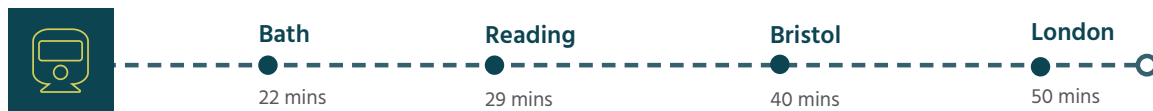
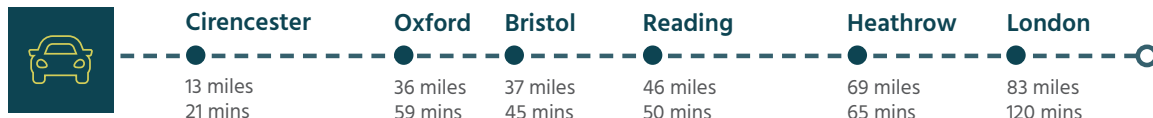
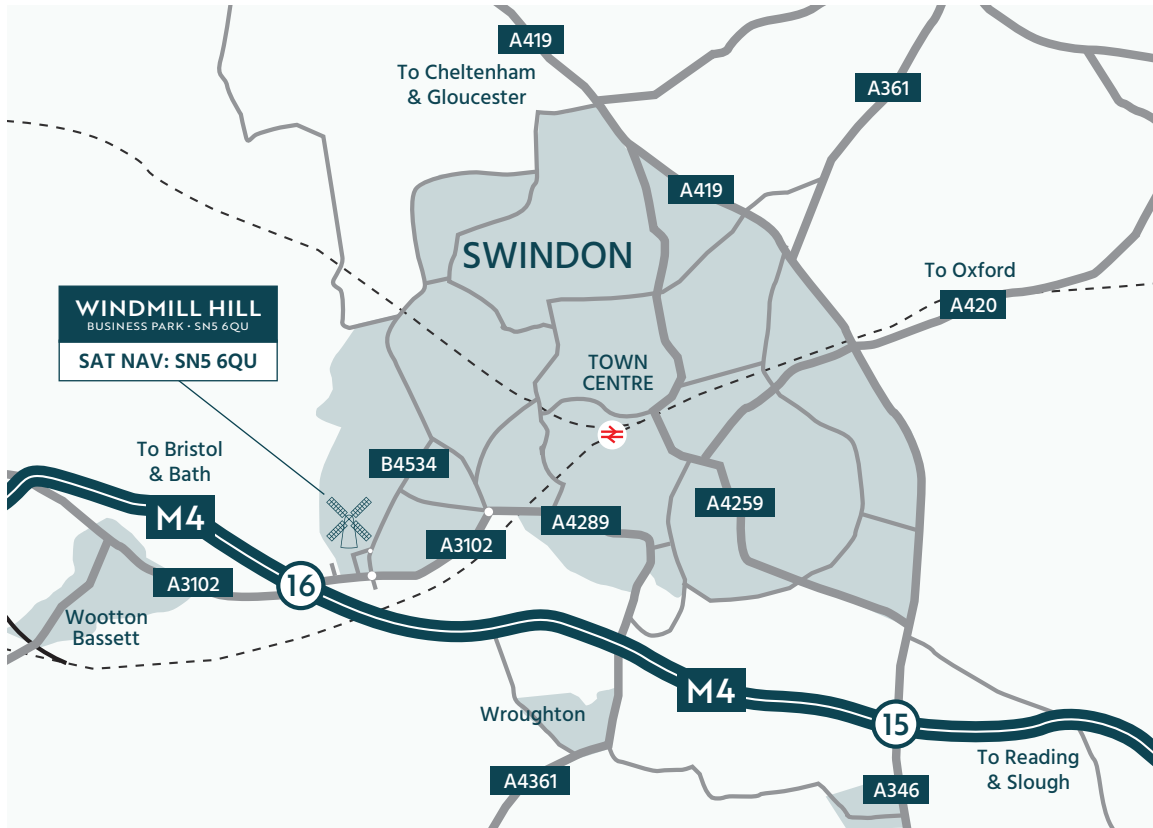
Floor	Sq Ft	Sq M
Ground	8,553	795
First	8,553	795
Total	17,106	1,590

GROUND



FIRST





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 property is available by way of new full repairing and insuring leases direct from the Landlord.

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.



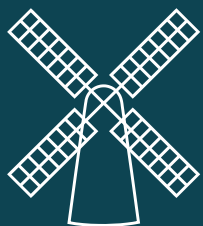
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Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991
The agents for themselves and for the vendors or lessors of these properties whose agents they are give notice that: 1 The particulars and any inserts 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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