

Station Square

ONE GLOUCESTER STREET
SWINDON SN1 1GW

STATIONSQUARESWINDON.CO.UK

Prestigious town centre offices

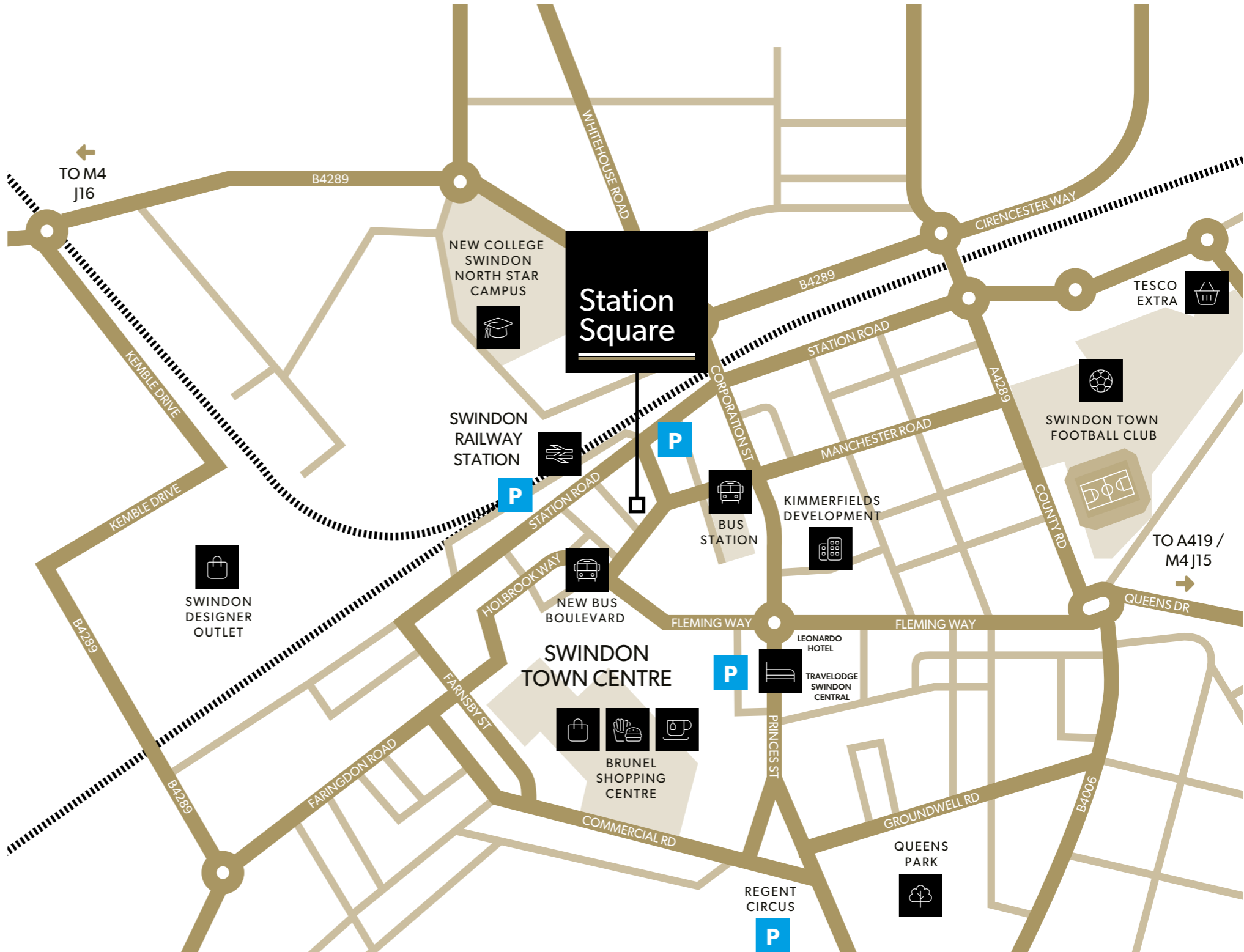
Offices to let from
4,040 sq ft – 15,015 sq ft





Located in the heart of Swindon

Swindon is a major commercial centre located along the M4 corridor, between junctions 15 and 16 of the M4 motorway.


The building is 100 metres from Swindon railway station which offers a direct line to London Paddington, with a journey time of approximately 50 minutes.



45 mins 
Bristol

50 mins 
Reading

52 mins 
Gloucester

2 hrs 
London

At the centre of a major regeneration

A number of mixed use redevelopments are underway nearby, or have recently been constructed.

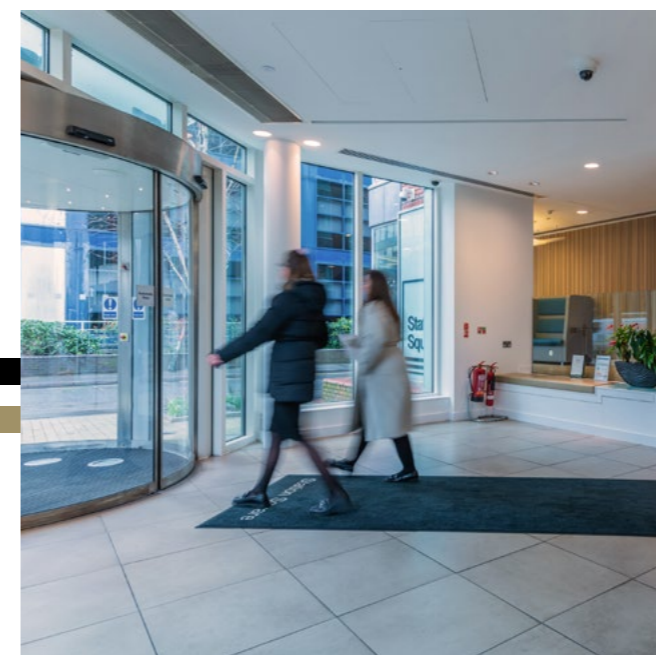
1. Kimmerfields Development, Fleming Way
2. Leonardo Hotel
3. Travelodge Hotel
4. Hamilton Grace serviced apartments
5. New Zurich HQ & 2 Unity Place
6. Newbridge Square
7. Falcon House, Fleming Way
8. New Bus Boulevard public transport regeneration project
9. Former UK Life Centre, Station Road



Impressive modern reception

Station Square is a modern 5 storey Grade A office building with an impressive fully staffed reception and secure on site parking.

The accommodation has been extensively refurbished to include LED lighting and offers Grade A office accommodation in the heart of Swindon's town centre, which is currently undergoing a £35M regeneration project.

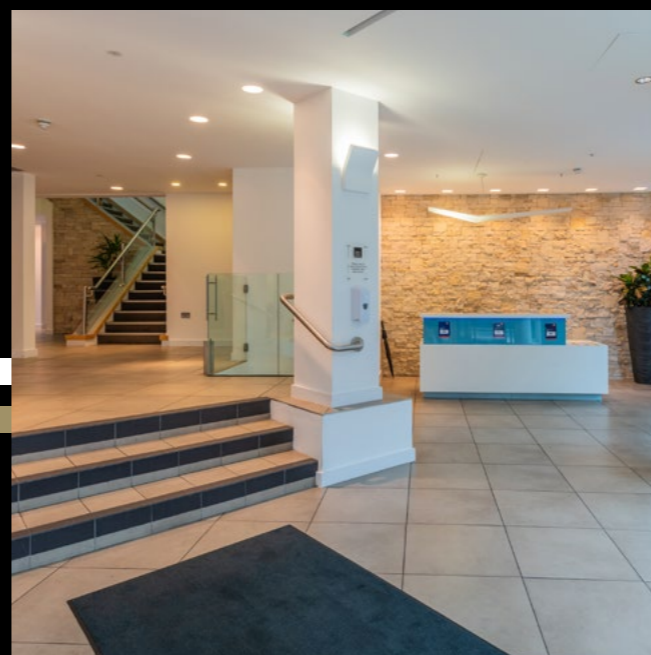
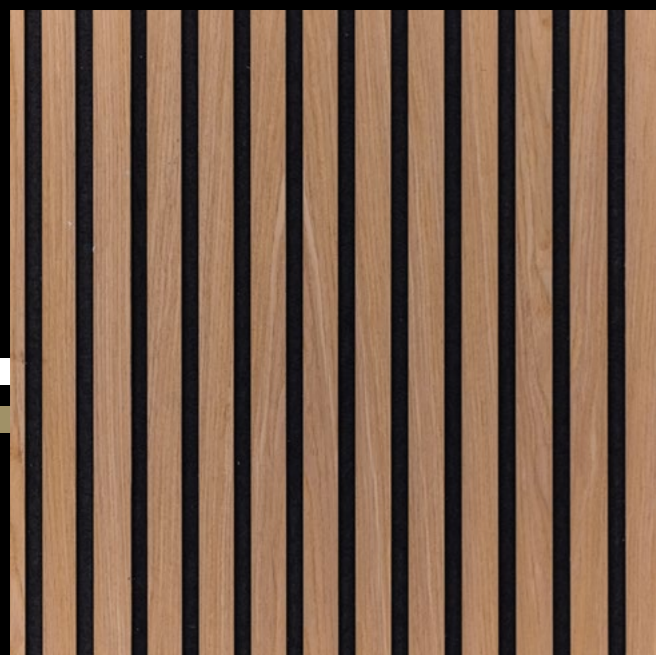




The key details & specification

The building benefits from:

- LED lighting
- Shower facilities
- On site parking
- VRV air conditioning
- Full access raised floor
- Basement drying facility & cycle rack



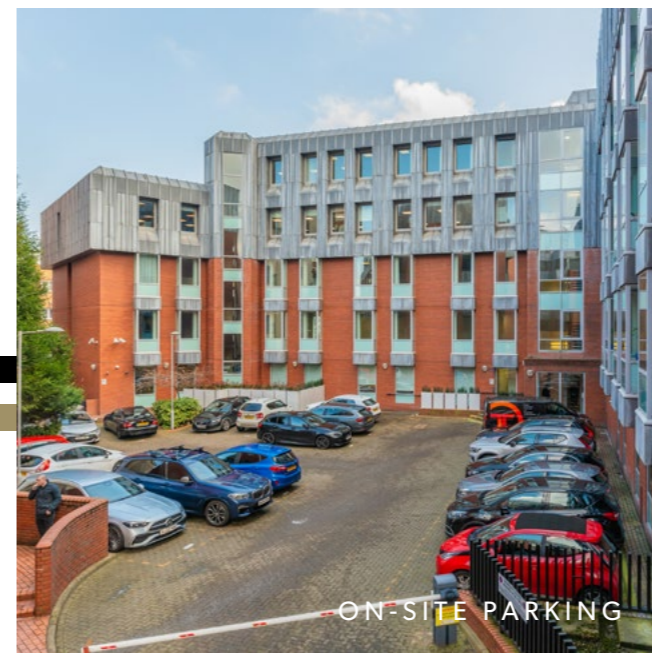
Flexible open-plan workspace

The accommodation comprises the following net internal areas:

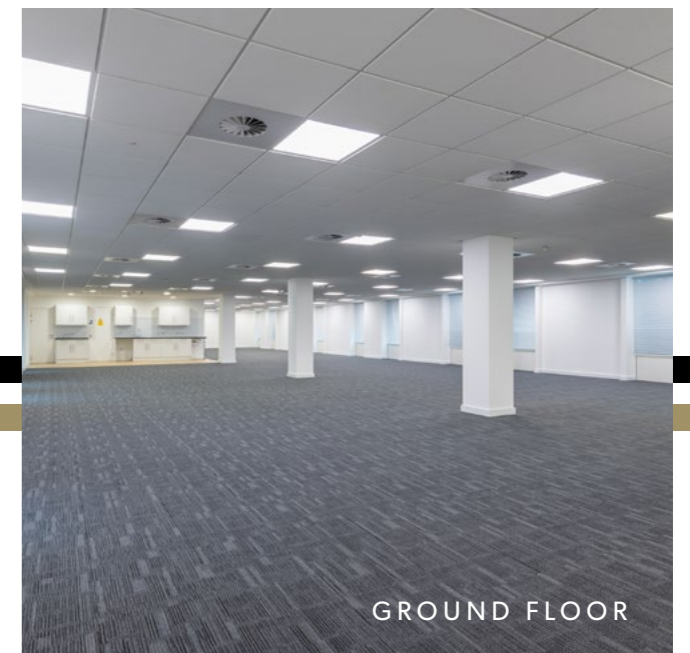
Area	sq ft	sq m	Parking
Ground Floor - Gloucester Wing	4,040	375.33	2
First Floor - Milford Wing	5,529	513.66	2
Second Floor - Milford Wing	5,446	505.95	2
Total	15,015	1,394.94	6



GROUND FLOOR



ON-SITE PARKING



GROUND FLOOR

Station Square



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SWINDON SN1 1GW

Terms

The offices are available on a new FRI lease via a service charge for a term of years to be agreed.

Business rates

Further information is available from the agents.

EPC

Rating C – 61.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Loveday / HTC will require any tenant to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

Viewings

Strictly by prior appointment with the joint sole agents Loveday / Hartnell Taylor Cook.

loveday

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