



Electron

Windmill Hill Business Park, Swindon, SN5 6QU

Electron offers a high profile opportunity to be located on an established landscaped business park.

17,847 to 36,447 sq ft

(1,658.04 to 3,386.04 sq m)

- Building to be refurbished to a high standard. Specification to be agreed.
- Situated in a prominent position on the Windmill Hill business park.
- Set within a mature landscaped environment.
- On site management team and 24 hour security.
- Excellent car parking ratio.

Summary

Available Size	17,847 to 36,447 sq ft
Business Rates	To be reassessed. Please verify actual rates payable with the local authority, Swindon Borough Council.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.09 per sq ft 2022/ Mar 2023 Budget
EPC Rating	Upon enquiry

Description

The Property is situated in a prominent position on the Business Park to the west of the main park entrance from the A417. The position of the building offers an appealing prospect for potential occupiers as it offer a high profile opportunity that benefits from an extensive high quality landscaped setting.

Further indicative CGI images are available upon request for the proposed refurbishment works.

Location

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.

Accommodation

The accommodation comprises of the following

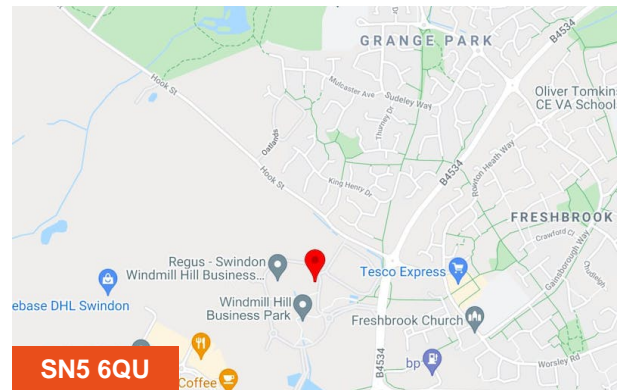
Name	sq ft	sq m	Availability
Ground	17,847	1,658.04	Available
1st	18,600	1,728	Available
Total	36,447	3,386.04	

Terms

The property will be available by way of a new full repairing and insuring lease, for a term of years to be agreed, direct from the landlord.

Anti Money Laundering

Under the UK Money Laundering Regulations, satisfactory discharge, is required, of all regulatory and compliance requirements including Know Your Client (KYC) and financial crime. The Purchaser must agree to provide information requested by the Vendor in connection with clearing this condition.



Viewing & Further Information

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