

STELLA

A PRESTIGIOUS OFFICE
BUILDING ON SWINDON'S
PREMIER BUSINESS PARK

WindmillHill
BUSINESS PARK • SWINDON • SN5 6QU



A PRESTIGIOUS OFFICE OPPORTUNITY

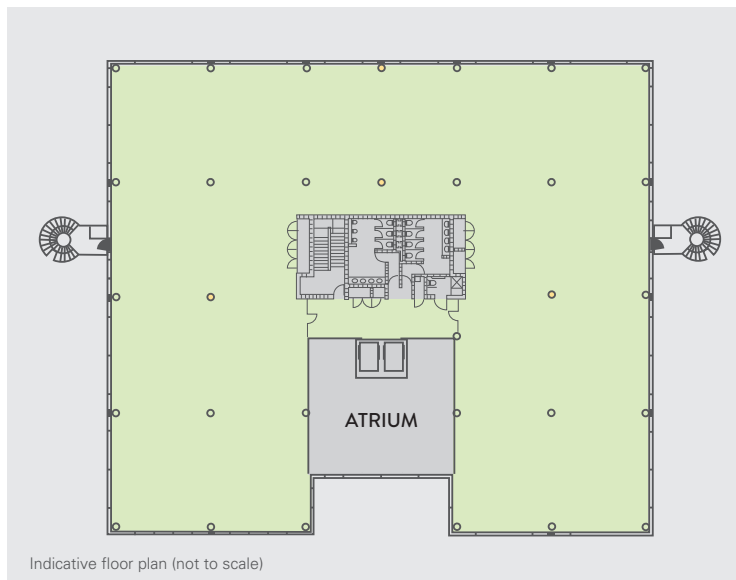


Stella is a high specification office building offering the following key features:

- › Four pipe fan-coil air conditioning with digital control and provision for full building management system control
- › Parking ratio of 1:295 sq ft
- › Striking full height reception atrium with glass lifts
- › Full access raised floors with 150mm floor void
- › Suspended metal ceilings
- › Male and female toilet facilities with showers on each floor

Accommodation:

Ground Floor	1,596 sq ft	148 sq m
First Floor	7,250 sq ft	674 sq m
Second Floor	6,340 sq ft	589 sq m

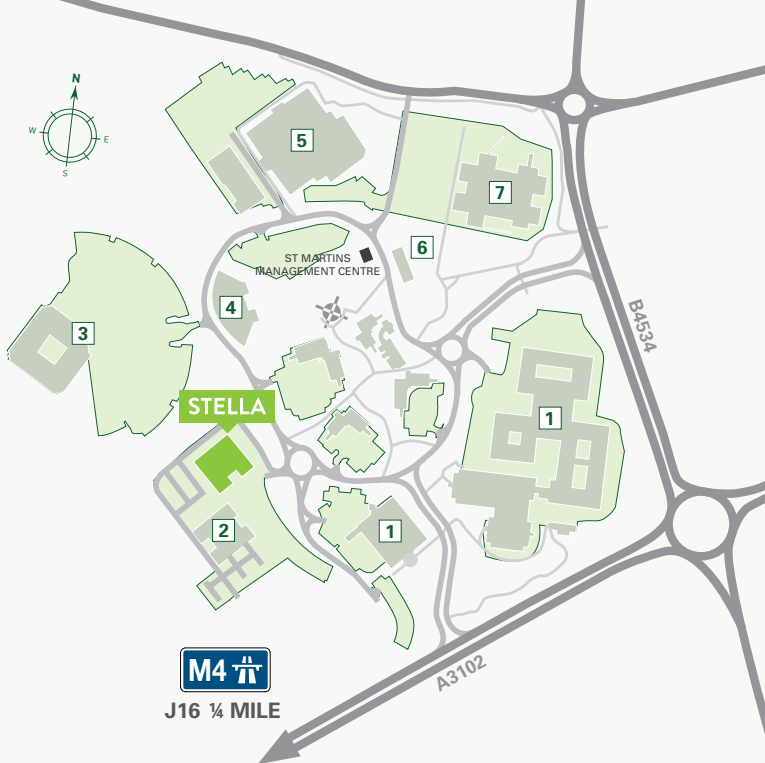


AN INTERNATIONAL BUSINESS PARK

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.

On-site facilities

- On-site management offices.
- Estates manager and management team.
- 24-hour CCTV security with 24-hour security guard service.
- Scheduled bus services to the town centre and railway station.
- On-site Child Base nursery.
- Hilton Hotel with conference facilities and Premier Inn are both adjacent to the park.
- Adjacent retail scheme includes Costa Coffee, Londis and Subway.



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.

Drive times:

Cirencester	13 miles	21 minutes
Oxford	36 miles	59 minutes
Bristol	37 miles	45 minutes
Reading	46 miles	50 minutes
Heathrow	69 miles	65 minutes
London	83 miles	120 minutes

Rail times:







Bristol	27 minutes
London	61 minutes
Birmingham	124 minutes

Great Western Upgrade:

Network Rail are improving the Western Main Line with electrification, new rolling stock and station improvements. It's the most ambitious upgrade to the line since Brunel originally built the railway and represents one of the UK's biggest transport schemes.

The journey time between Swindon and London Paddington will be reduced to just over 35 minutes. The new trains will be faster, more reliable, cleaner to operate and have more seats to carry passengers in improved comfort.

Local occupiers

1	Innogy	
2+7	Nationwide	
3	ARVAL	
4	Regus	
5	Cable & Wireless	
6	Child Base Nurseries	



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.

For further information



Chris Grazier

Chris.Grazier@htc.uk.com



Miles Cross

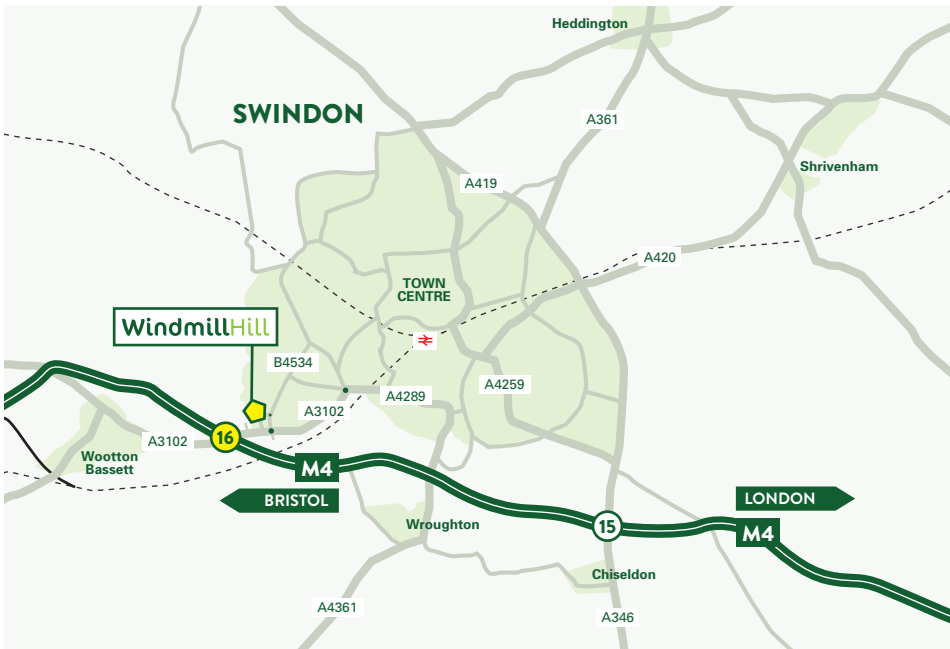
Miles@whitmarshlockhart.com

windmillhillbusinesspark.co.uk

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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