



to let

lancaster house edison park • swindon

Self contained accommodation

2,505 to 5,181ft² (233 to 481m²)

Lancaster House offers modern office accommodation with allocated car parking in a landscaped and secure setting. Located on the eastern side of Swindon, just 2 miles from Junction 15 of the M4 motorway and moments away from the A419 giving easy access to the A420, Cirencester and the M5 at Junction 11a.

edison park a brighter place to work

outstanding workspace solutions at lancaster house



FLEXIBLE AGREEMENTS

GREAT LOCATION

LANDSCAPED ENVIRONMENT

ALLOCATED CAR PARKING

COMFORT COOLING IN UNITS 1A AND 3

SUSPENDED CEILINGS

RECESSED LIGHTING

CARPETING

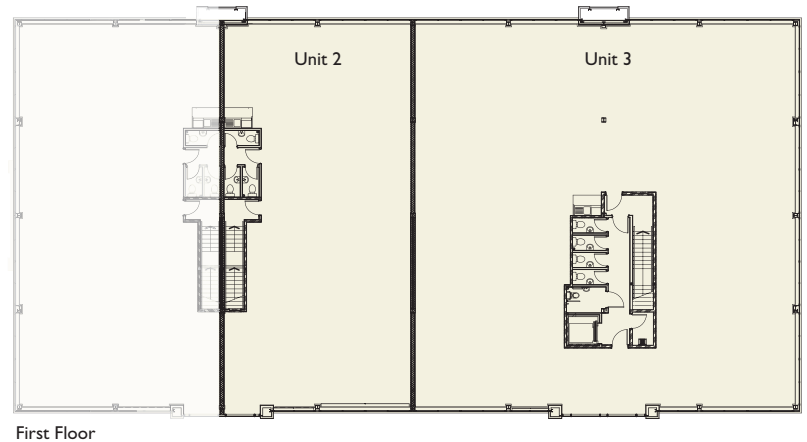
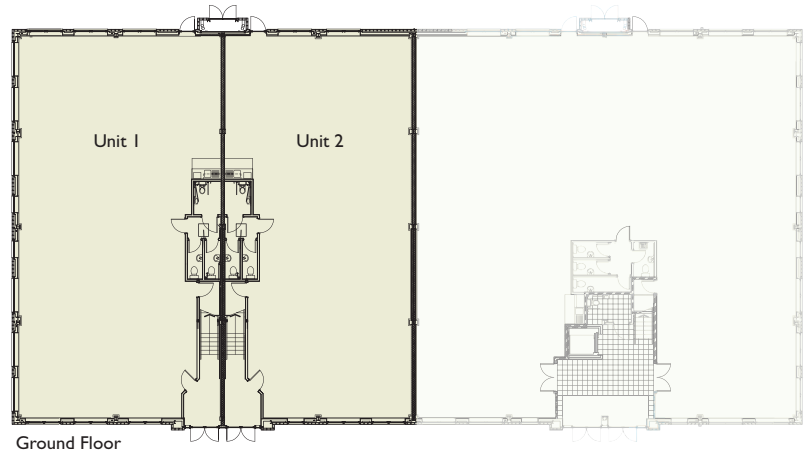
FEATURE HARDWOOD FINISHES

KITCHENETTE AREAS

EXTREMELY COMPETITIVE TERMS

PARTITIONING AND DATA CABLING IN
UNIT 1A

LIFT ACCESS TO FIRST FLOOR UNIT 3



Unit 1a	Ground Floor	8 Car Spaces	2,549 ft ²	237 m ²
Unit 2	Ground Floor	8 Car Spaces	2,505 ft ²	233 m ²
Unit 2	First Floor	9 Car Spaces	2,576 ft ²	239 m ²
Unit 2	Total	17 Car Spaces	5,081 ft ²	472 m ²
Unit 3	First Floor	10 Car Spaces	5,181 ft ²	481 m ²

Energy Performance Certificate

Unit 2, Lancaster House
Edison Park
Hindle Way
SWINDON
SN3 3RT

Certificate Reference Number:
0240-4973-0342-7350-7030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

61 This is your energy efficiency rating.

Technical Information

Main heating fuel: Natural Gas

Building environment: Heating and Mechanical Ventilation

Total useful floor area (m²): 616

Building complexity (NBS level): 3

Building emission rate (kgCO₂/m²): 35.06

Benchmarks

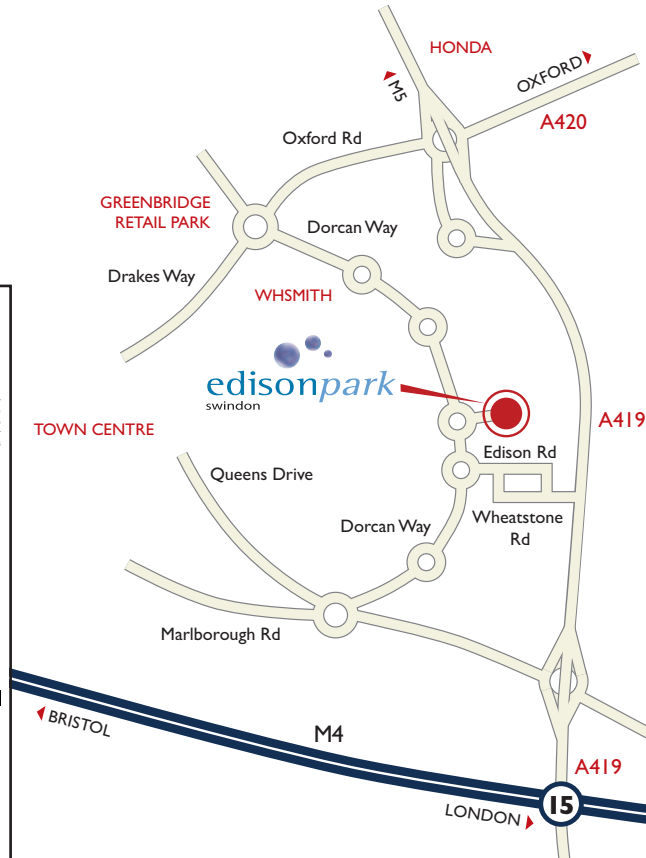
Buildings similar to this one could have rating as follows:

28 If newly built

76 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



Tenure

The units in Lancaster House are available as a whole or on a floor by floor basis, with flexible lease packages tailored to suit your individual requirements.

Legal Costs

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

Viewing

To view contact the sole agent:



PROPERTY CONSULTANTS

07990 064334

www.smethurstpropertyconsultants.co.uk

Misrepresentation Act: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Brochure compiled June 2015. Designed and produced by Obelisk Design Limited. 01793 861 400.