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TO LET

Unit 3 Richmond House, Edison Park, Swindon SN3 3RB

- 11,696 sq ft (1,086 sq m)
- Self-contained HQ office building
- Within 3 miles of J15 M4 Motorway
- Benefit of an existing high quality office fit out

0117 945 8814

Tyndall House, 17 Whiteladies Road, Bristol, BS8 1PB

Location

Edison Park is located on the eastern side of Swindon within 3 miles of Junction 15 of the M4 motorway, as well as in close proximity to the A419 providing easy access to the A420, Cirencester and Junction 11a of the M5.

Edison Park benefits from a number of nearby amenities including Greenbridge Retail & Leisure Park which offers a number of shops, restaurants and a Nuffield Health Fitness and Wellbeing Centre. Other nearby amenities include the Marriott Hotel, Morrison's, Broome Manor Gold Complex, Coate Water Country Park, as well as several excellent country pubs.

Description

Unit 3 Richmond House offers high quality office space with allocated parking in a secure and landscaped setting. The accommodation is arranged over two floors and has the benefit of the following specification:

- Air conditioning
- Carpeted raised floors
- Suspended ceilings
- Recessed lighting
- Male and female WC's
- Shower facilities
- Passenger lift
- 38 car parking spaces

The accommodation has been fitted to a high standard and includes excellent break out areas and a number of partitioned meeting rooms offering the opportunity of substantial cost savings to the incoming occupier. In addition to this, the accommodation includes research and development areas unique to the marketplace.

Accommodation

The property provides the following approximate net internal areas (to be verified by way of a measurement in accordance with the RICS Code of Measuring Practice).

Floor	Sq. Ft.	Sq. M.
Ground and first floor	11,696	1,086

VAT

All rents are quoted exclusive of VAT at the prevailing rate.

Terms

Available by way of the assignment of an existing lease held for a term until October 2022. Alternatively, a new lease for a longer term may be negotiated directly with the landlord.

Rent

Upon Application

EPC

An Energy Performance Certificate will be provided.

Legal Costs

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

Viewing

For further information, or to arrange a viewing, please contact the joint agents, Knight Frank LLP and Smethurst Property Consultants:

Knight Frank

Martin Booth

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Smethurst Property Consultants

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July 2019

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