

to let | for sale

on behalf of Joint Fixed Charge Receivers

lancaster house and york house edison park • swindon

2,516 to 5,102 sq ft (233 to 477 sq m)



edison park a brighter place to work

superb opportunities at **lancaster house** and **york house**

FLEXIBLE AGREEMENTS

GREAT LOCATION

LANDSCAPED ENVIRONMENT

ALLOCATED CAR PARKING

SUSPENDED CEILINGS

RECESSED LIGHTING

CARPETING

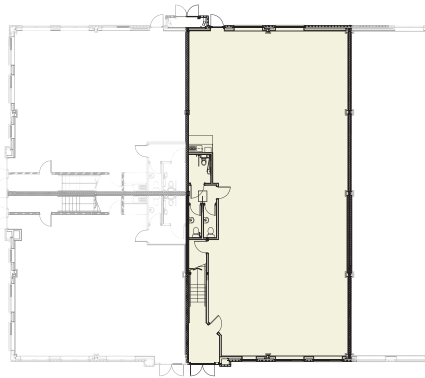
FEATURE HARDWOOD FINISHES

KITCHENETTE AREAS

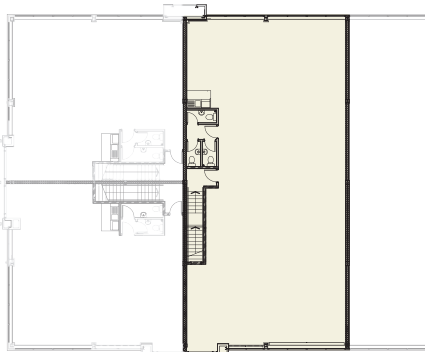
EXTREMELY COMPETITIVE TERMS

Lancaster House and York House offer 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 A420, Cirencester and the M5 at Junction 11a.





Ground Floor
(indicative floor layout)



First Floor
(indicative floor layout)



Lancaster House (unit 2)

Ground Floor	2,505 ft ²	233 m ²
First Floor	2,576 ft ²	239 m ²
Total	5,081 ft²	472 m²

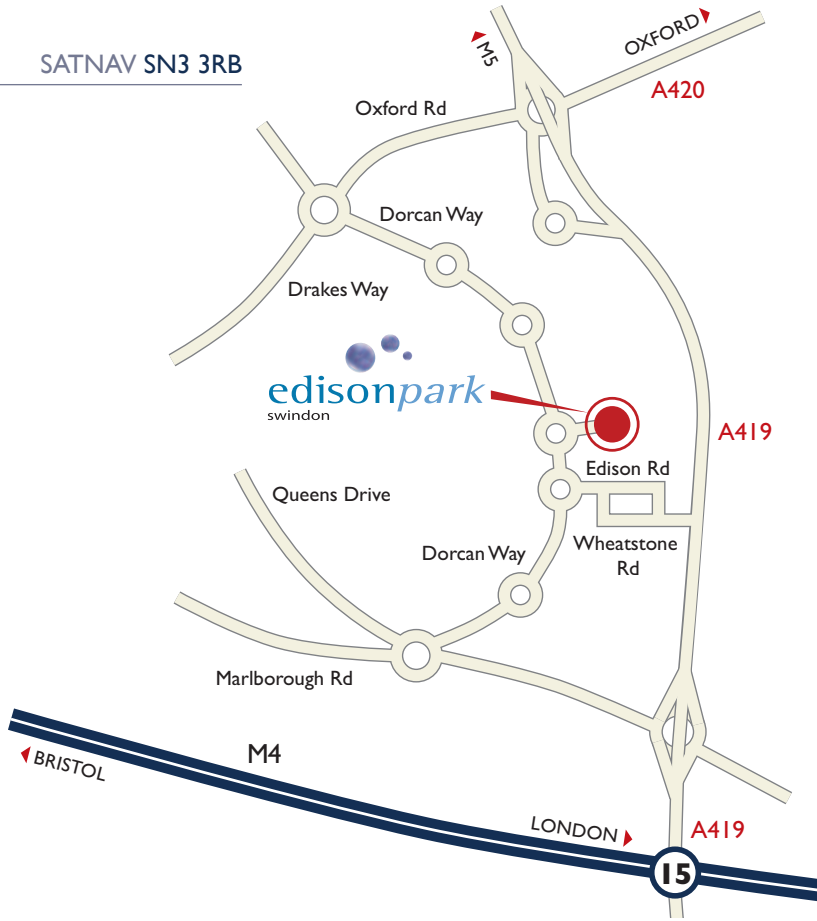


York House (unit 3)

Ground Floor	2,516 ft ²	234 m ²
First Floor	2,586 ft ²	240 m ²
Total	5,102 ft²	474 m²

Each unit has 17 spaces , 8 with the ground floor and 9 with the first floor.

SATNAV SN3 3RB



Tenure

The units in Lancaster House and York House are available as a whole or on a floor by floor basis, with flexible lease packages which can be tailored to suit your individual requirements. The leases will be effective full repairing and insuring for terms to be agreed. In addition Unit 3 York House can be purchased on a long leasehold basis.

Legal Costs

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

Viewing

Viewing and further information is by appointment through the joint sole agents:



01793 423 351
www.keningtons.com