

PHASE 100

NEWLY REFURBISHED
OFFICE BUILDINGS ON
SWINDON'S PREMIER
BUSINESS PARK

WindmillHill
BUSINESS PARK • SWINDON • SN5 6QU



WINDMILL HILL BUSINESS PARK

Windmill Hill Business Park is Swindon's premier business park, offering occupiers an established and beautifully landscaped setting, overlooking the Wiltshire countryside and located less than 20 minutes from Swindon town centre and the railway station. The environment is peaceful and relaxed, with lakes and pedestrian walkways to the local shops, easy connections to the Wiltshire cycleway and direct access to J16 of the M4 just a quarter of a mile away.

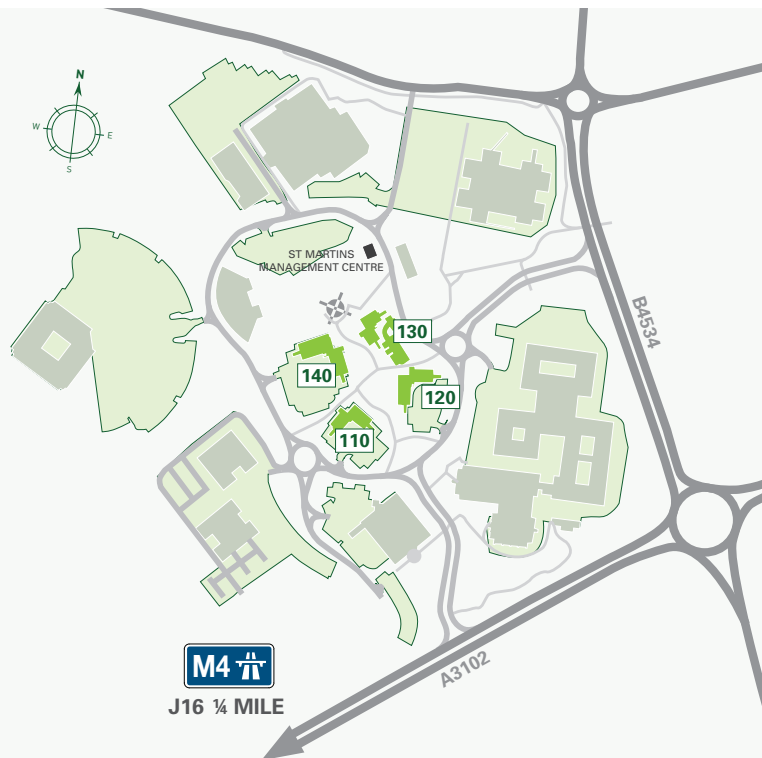
It is home to many national and international companies including RWE npower, Nationwide Building Society, Arval and Cable & Wireless.



PHASE 100 INTRODUCTION

A range of newly refurbished office buildings, situated prominently within the park, offering a unique opportunity to be part of this strategic business location.

Phase 100 offers space available from 1,000 sq ft. Each building provides modern open plan office accommodation split across two wings, with a central core that provides a ground floor reception area and WC's at both levels.





BUILDING 110

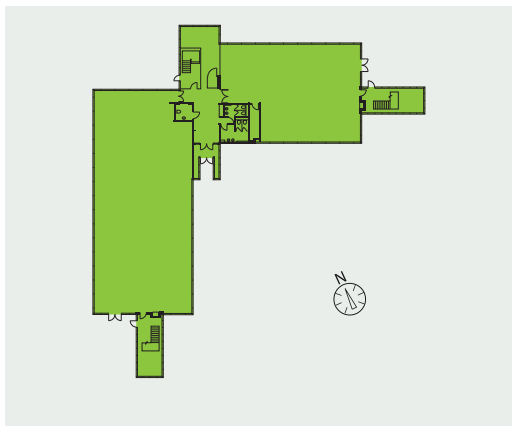
An opportunity for a refurbished 'workspace' with suites available from 1,000 sq ft.

- › Air conditioning
- › Raised access floor
- › Carpeting
- › Category II Lighting

Accommodation:

Floor	sq ft	sq m
Ground	4,854	451
First	4,853	451
Total	9,707	902

37 car parking spaces. Ratio 1:262



BUILDING 120

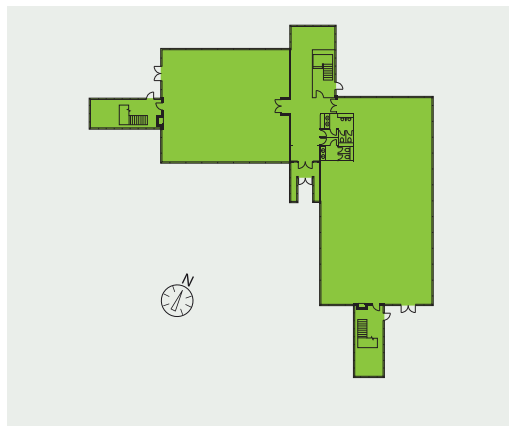
A fully refurbished office building available as a whole or on a part floor basis.

- › High quality reception
- › VRV air conditioning
- › Suspended ceiling
- › Raised floors
- › LG7 lighting

Accommodation:

Floor	sq ft	sq m
Ground	5,990	556
First	5,991	557
Total	11,981	1,113

42 car parking spaces. Ratio 1:285



BUILDING 130

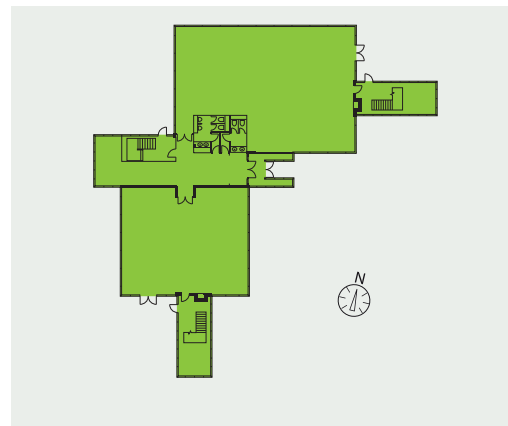
An opportunity for refurbished 'workspace' with suites available from 1,000 sq ft.

- › Air conditioning
- › Raised access floor
- › Carpeting
- › Category II Lighting

Accommodation:

Floor	sq ft	sq m
Ground	3,691	343
First	3,658	340
Total	7,349	683

32 car parking spaces. Ratio 1:230



BUILDING 140

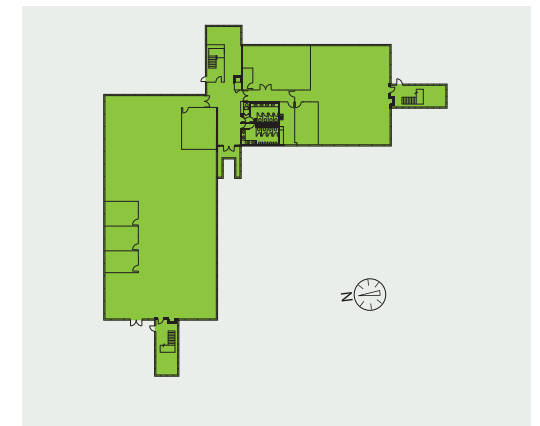
A fully refurbished office building available Q4 2017.

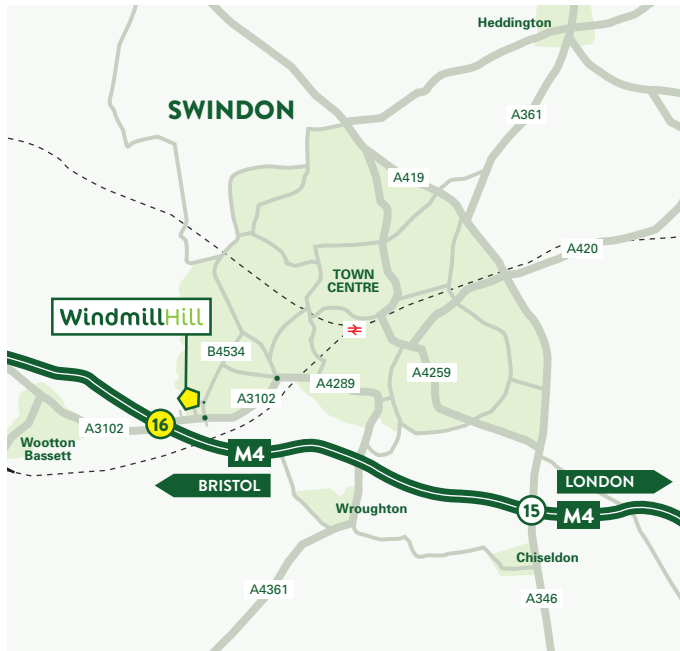
- › High quality reception
- › VRV air conditioning
- › Suspended ceiling
- › Raised floors
- › LG7 lighting

Accommodation:

Floor	sq ft	sq m
Ground	7,209	670
First	7,209	670
Total	14,418	1,340

75 car parking spaces. Ratio 1:192





IDEALLY LOCATED FOR BUSINESS

Windmill Hill is a thriving, established business environment providing outstanding on-site facilities and surrounding by an excellent array of amenities, accessible on foot and by car.

On-site facilities

- 🗨 On-site management offices – your first point of contact.
- ⚙ 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.

Local amenities

- 🏨 Hilton Hotel with conference facilities and Premier Inn are both adjacent to the park.
- ☕ Adjacent retail scheme includes Costa Coffee, Londis and Subway.

Tenure

The properties are available either as a whole or may be split, by way of a 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



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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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