



# CHERRY ORCHARD



**TO-LET HIGH QUALITY OFFICE ACCOMMODATION**  
SUITES FROM 46.5 M<sup>2</sup> (CIRCA 500 FT<sup>2</sup>)

[WWW.KEMBREYPARK.CO.UK](http://WWW.KEMBREYPARK.CO.UK)

## DESCRIPTION

Cherry Orchard adopts a refreshingly flexible and realistic approach to your requirements. The varied suites offer high quality business space which can be specifically tailored to meet every need including options for future expansion.

- ▶ Easy access to the M4 (J15 & 16)
- ▶ Air conditioning (optional)
- ▶ Raised floors
- ▶ Suspended ceilings with LG3 lighting
- ▶ Outstanding landscaping

State of the art CCTV system, 24 hour security, allocated car parking, beautiful landscaping, on site maintenance and much more. All of which add up to an environment that nurtures growth and prosperity.



## AVAILABILITY

[Please click on each available space to view floor plan]

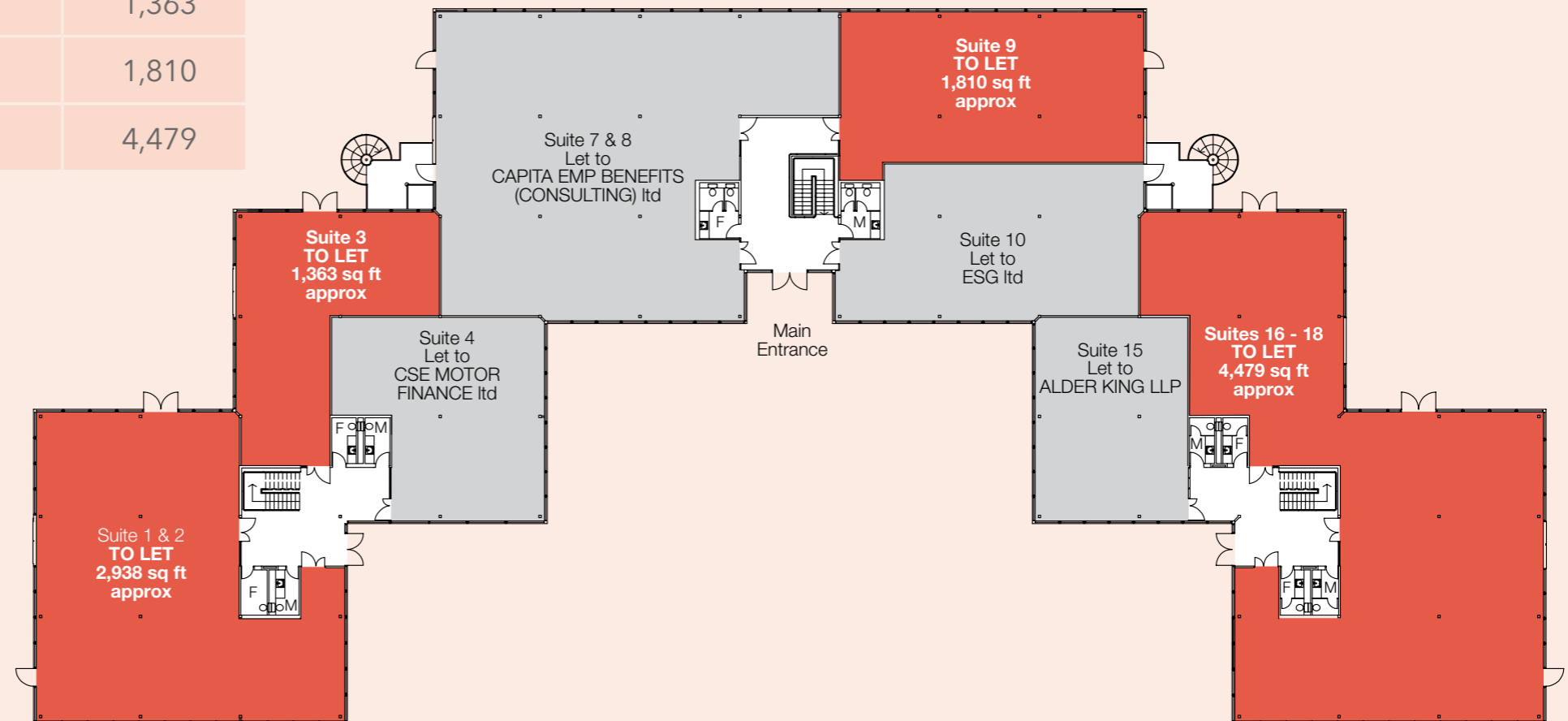
Unit	Area (sq ft)	Car parking spaces	EPC
1 & 2 Cherry Orchard West	2,938	11	D85
3 Cherry Orchard West	1,363	5	D85
5 Cherry Orchard West	1,375	5	D85
6 Cherry Orchard West	1,779	7	D85
9 Cherry Orchard West	1,810	7	D85
11 Cherry Orchard West	728	3	D85
13 Cherry Orchard West	2,313	9	D85
14 Cherry Orchard West	2,142	8	D85
16-18 Cherry Orchard West	4,479	16	D85
20 Cherry Orchard West	797	3	D85

[Please click on EPC rating to view certificate]

Unit	Area (sq ft)	Car parking spaces	EPC
25 Cherry Orchard North	1,380	5	D79
26 Cherry Orchard North	1,788	7	D79
27 & 28 Cherry Orchard North	2,912	11	D79
32 Cherry Orchard North	765	3	D79
37-38 Cherry Orchard North	3,214	12	D79
45-47 Cherry Orchard East	5,109	20	D83
48, 51 & 52 Cherry Orchard East	4,550	18	D83
49-50 & 56 Cherry Orchard East	4,300	17	D83
53-54 Cherry Orchard East	3,773	15	D83
57 Cherry Orchard East	1,961	7	D83
55 & 58 Cherry Orchard East	3,462	13	D83

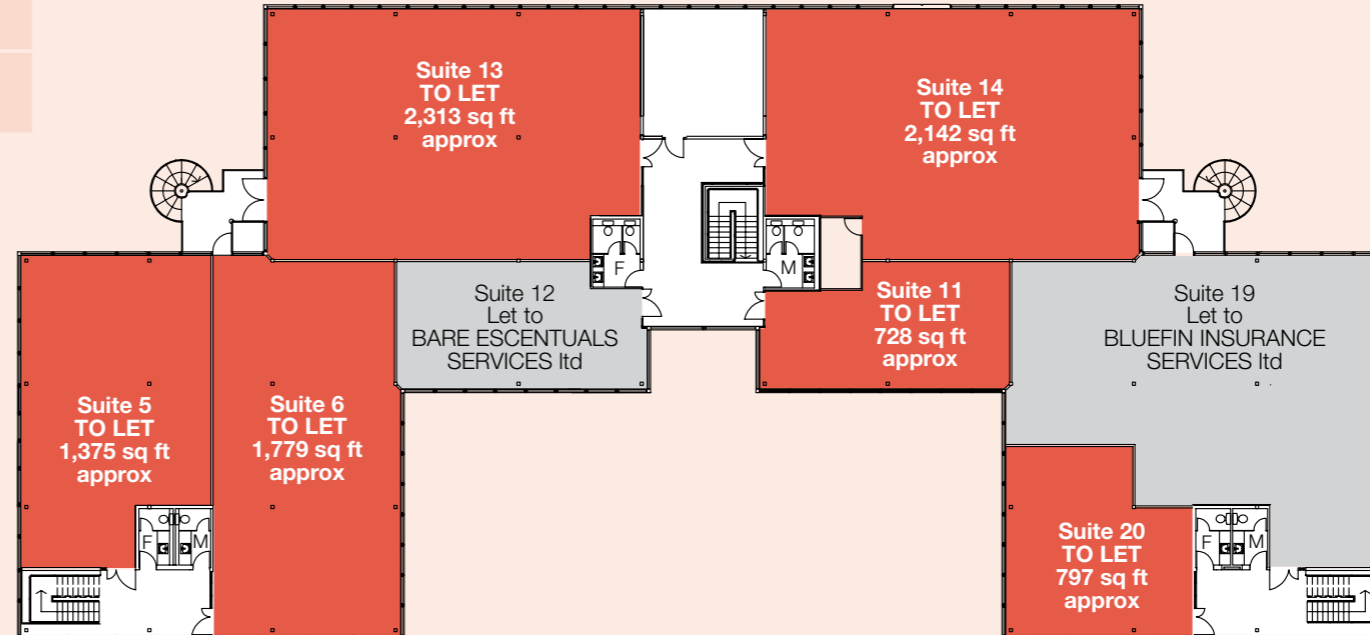
## AVAILABILITY Ground Floor Cherry Orchard West

1 & 2 Cherry Orchard West	2,938
3 Cherry Orchard West	1,363
9 Cherry Orchard West	1,810
16-18 Cherry Orchard West	4,479



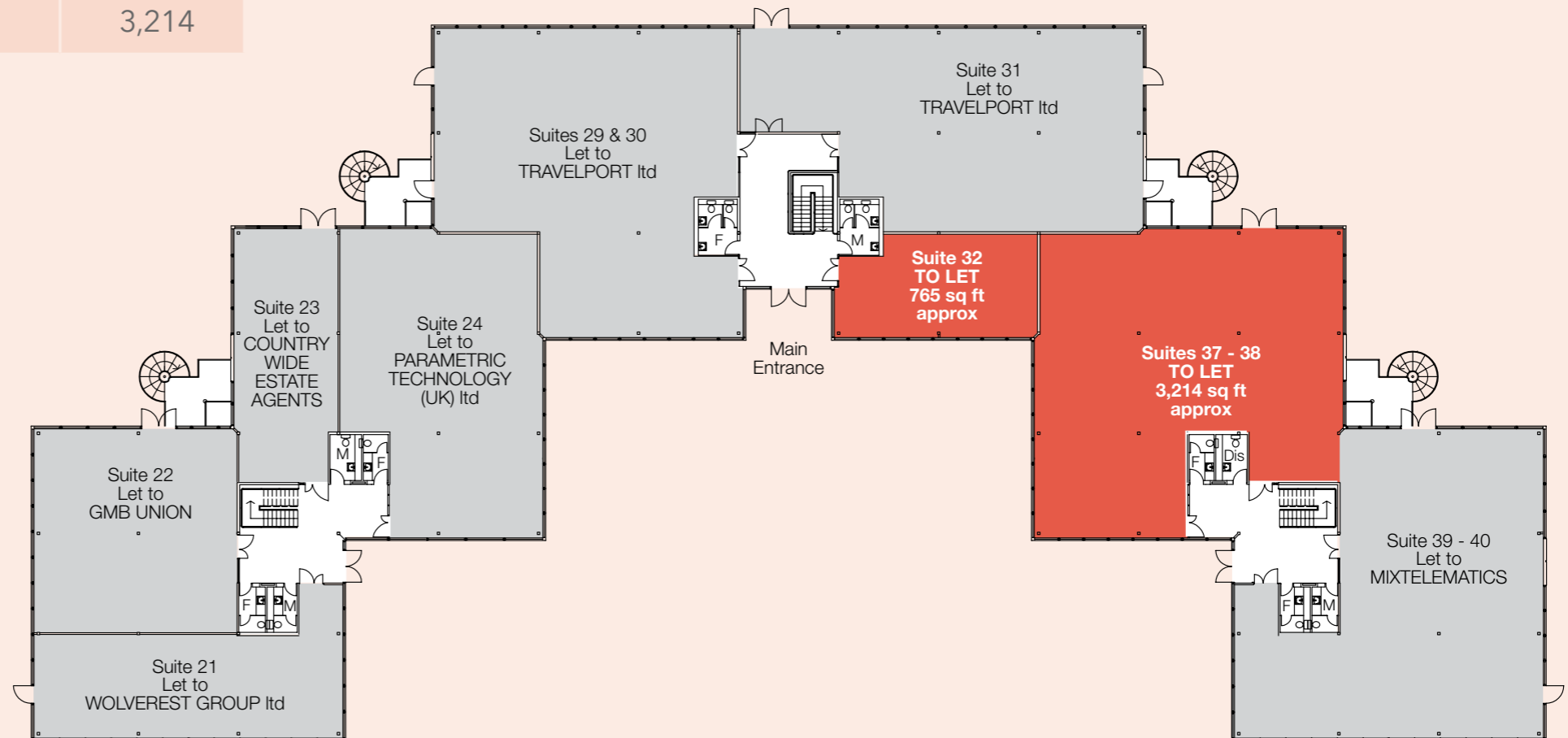
## AVAILABILITY First Floor Cherry Orchard West

5 Cherry Orchard West	1,375
6 Cherry Orchard West	1,779
11 Cherry Orchard West	728
13 Cherry Orchard West	2,313
14 Cherry Orchard West	2,142
20 Cherry Orchard West	797



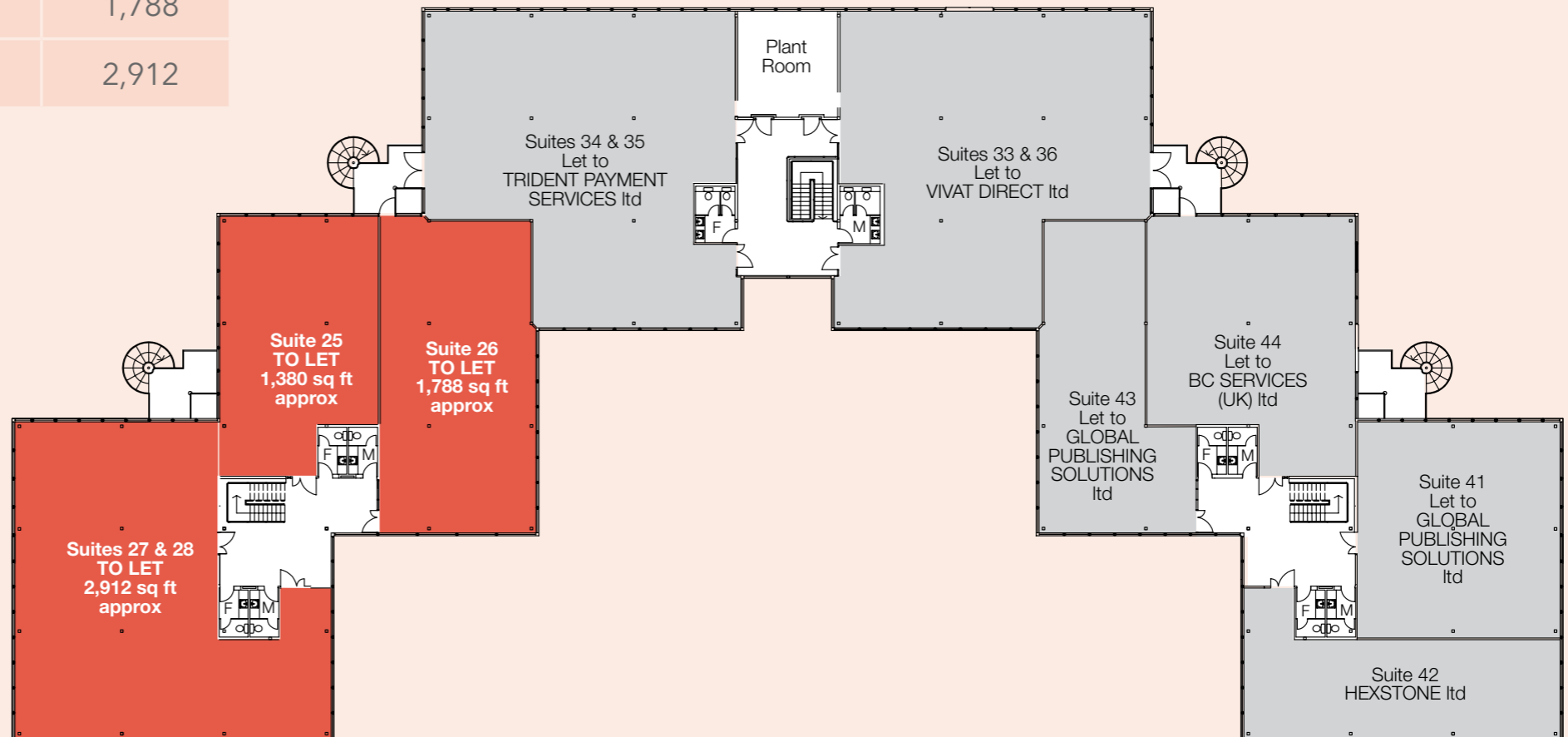
## AVAILABILITY Ground Floor Cherry Orchard North

32 Cherry Orchard North	765
37-38 Cherry Orchard North	3,214



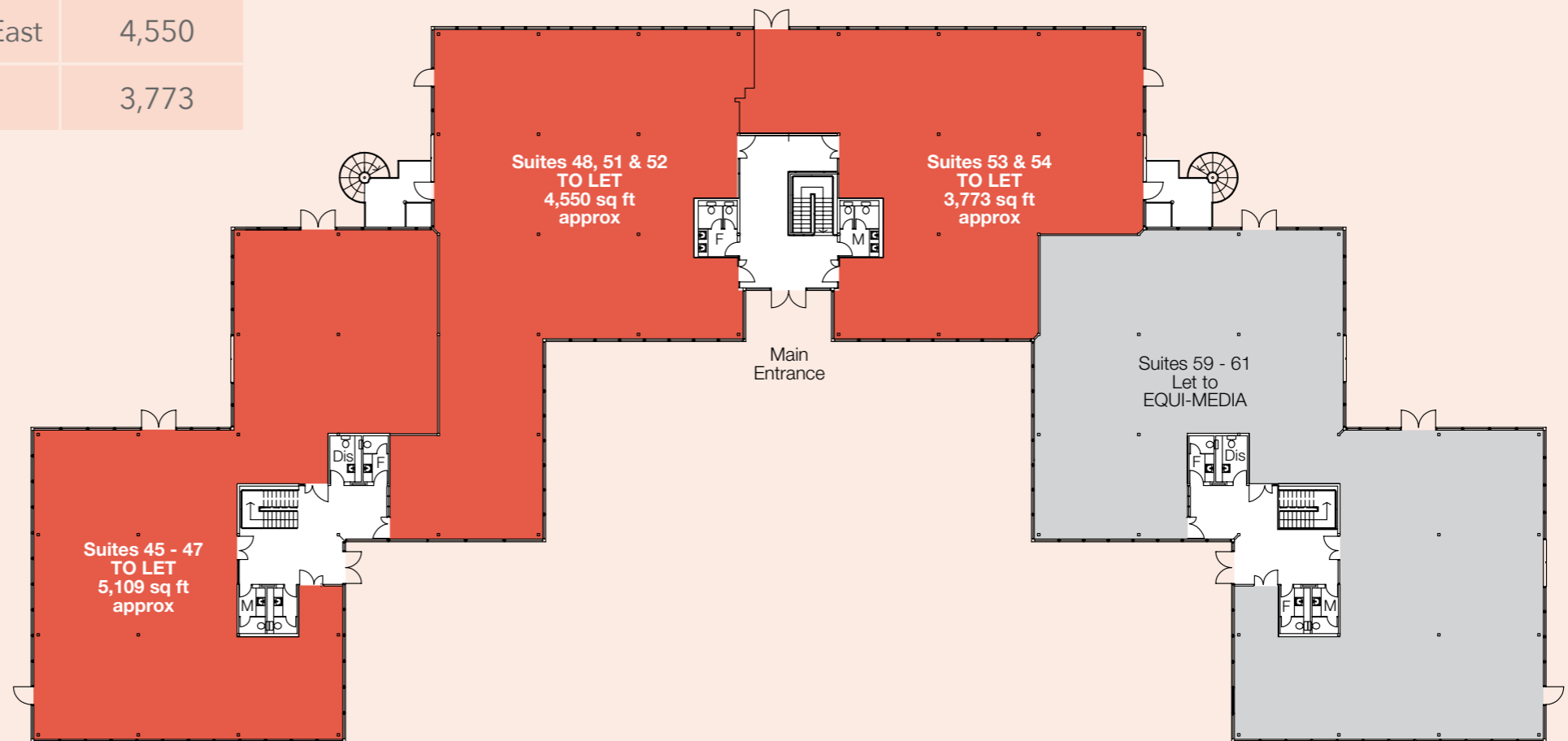
## AVAILABILITY First Floor Cherry Orchard North

25 Cherry Orchard North	1,380
26 Cherry Orchard North	1,788
27 & 28 Cherry Orchard North	2,912



## AVAILABILITY Ground Floor Cherry Orchard East

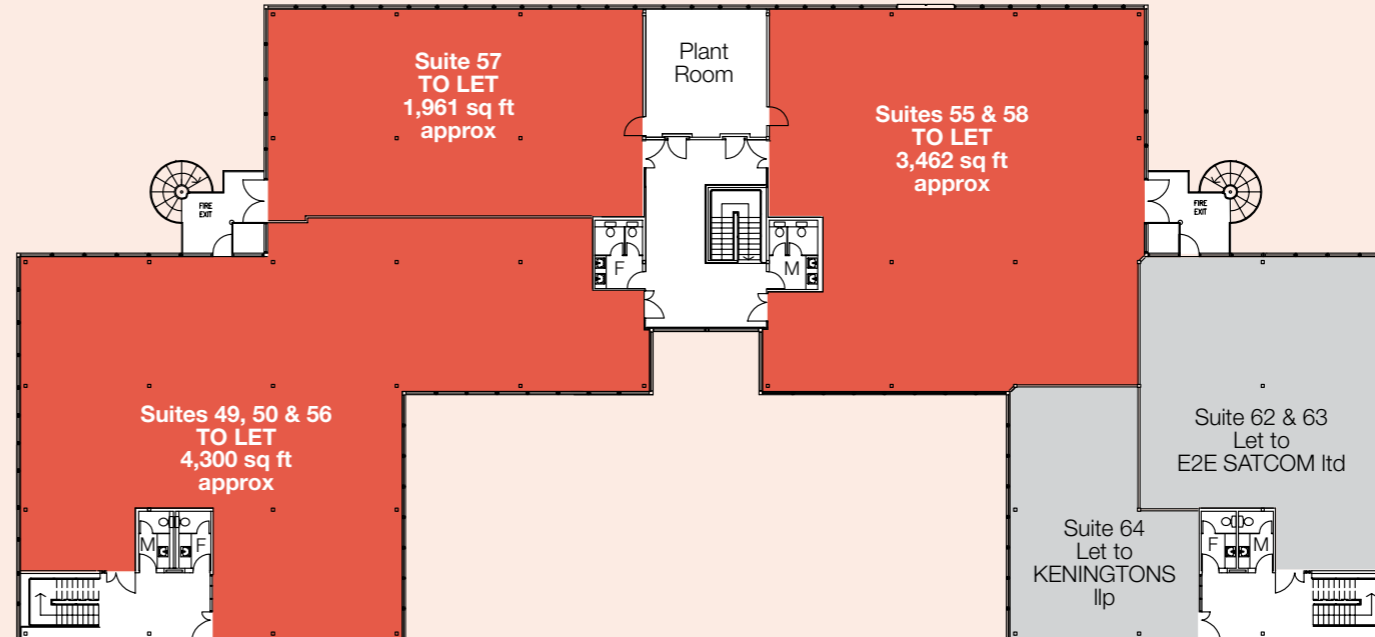
45-47 Cherry Orchard East	5,109
48, 51 & 52 Cherry Orchard East	4,550
53-54 Cherry Orchard East	3,773





## AVAILABILITY First Floor Cherry Orchard East

49-50 & 56 Cherry Orchard East	4,300
57 Cherry Orchard East	1,961
55 & 58 Cherry Orchard East	3,462





**Kembrey Park**

A Growing Business Community

[WWW.KEMBREYPARK.CO.UK](http://WWW.KEMBREYPARK.CO.UK)

## ABOUT KEMBREY PARK

The park attracts companies great and small to this refreshing working environment. The aesthetically pleasing architecture is designed to enhance the image of the buildings' occupiers within starter units to stylish headquarters.

- ▶ High quality office accommodation
- ▶ Highly competitive flexible terms
- ▶ Situated in beautiful surroundings with many onsite amenities
- ▶ Excellent parking allowance
- ▶ Next Generation Leisure Facility
- ▶ Premier Inn Hotel
- ▶ Trenchers Coffee Shop
- ▶ On site management team
- ▶ 24 hour CCTV / and on site security
- ▶ Car washing facility
- ▶ Good transport/bus links to the town centre (1.5 miles away)
- ▶ Oops-a-Daisy Childcare





# Kembrey Park

A Growing Business Community

[WWW.KEMBREYPARK.CO.UK](http://WWW.KEMBREYPARK.CO.UK)



- Ash
- Birch
- Trenchers
- Estate Office
- Rowan
- Mulberry
- Trilogy
- Walnut Court
- Apple Walk
- Cherry Orchard
- Travel Inn
- Brewers Fayre
- Pine Court
- Pure Offices
- Kembrey Trade Centre
- Next Generation Club

## SERVICES AT KEMBREY PARK

**Security** Kembrey Park security guards are on duty 24 hours a day and are based in the Estate Office. They monitor the cctv cameras and carry out regular site patrols.

**Parking** Any car parking spaces allocated to you in your lease will be labelled with your company name. Additional spaces are usually available under licence on request to the estate office.

**Recycling / Refuse** The collection of all refuse is arranged by the estate office, general waste and recycling bins are located around the park for your convenience.

**Dry Cleaning & Ironing** Bring your dry cleaning and ironing to the estate office where our on site manager will arrange a collection and delivery service on your behalf.

**Transport** Thamesdown Transport route 27 services the Park with a service to the town centre.

**Meeting Room Rates** At Kembrey Park we have a variety of modern meeting rooms available for short term hire, each room includes Wi Fi, tea and coffee facilities, flip charts, pens and notebooks. Lunches and snacks can also be provided.

**JOIN OTHER MAJOR OCCUPIERS LIKE:** NOKIA SEIMENS NETWORKS, HONDA TRADING EUROPE LTD, SMITHS NEWS PLC, THAMES WATER, BARE ESCENTUALS, BLUEFIN INSURANCE AND READER'S DIGEST.



## IDEALLY LOCATED

As a regional centre for high technology industries and home to a number of major office occupiers across various sectors, Swindon is ideally situated, providing a multi-skilled workforce. Strategically situated close to the town centre with its Intercity station and excellent road connections, Kembrey Park is the natural choice for companies keen to flourish.

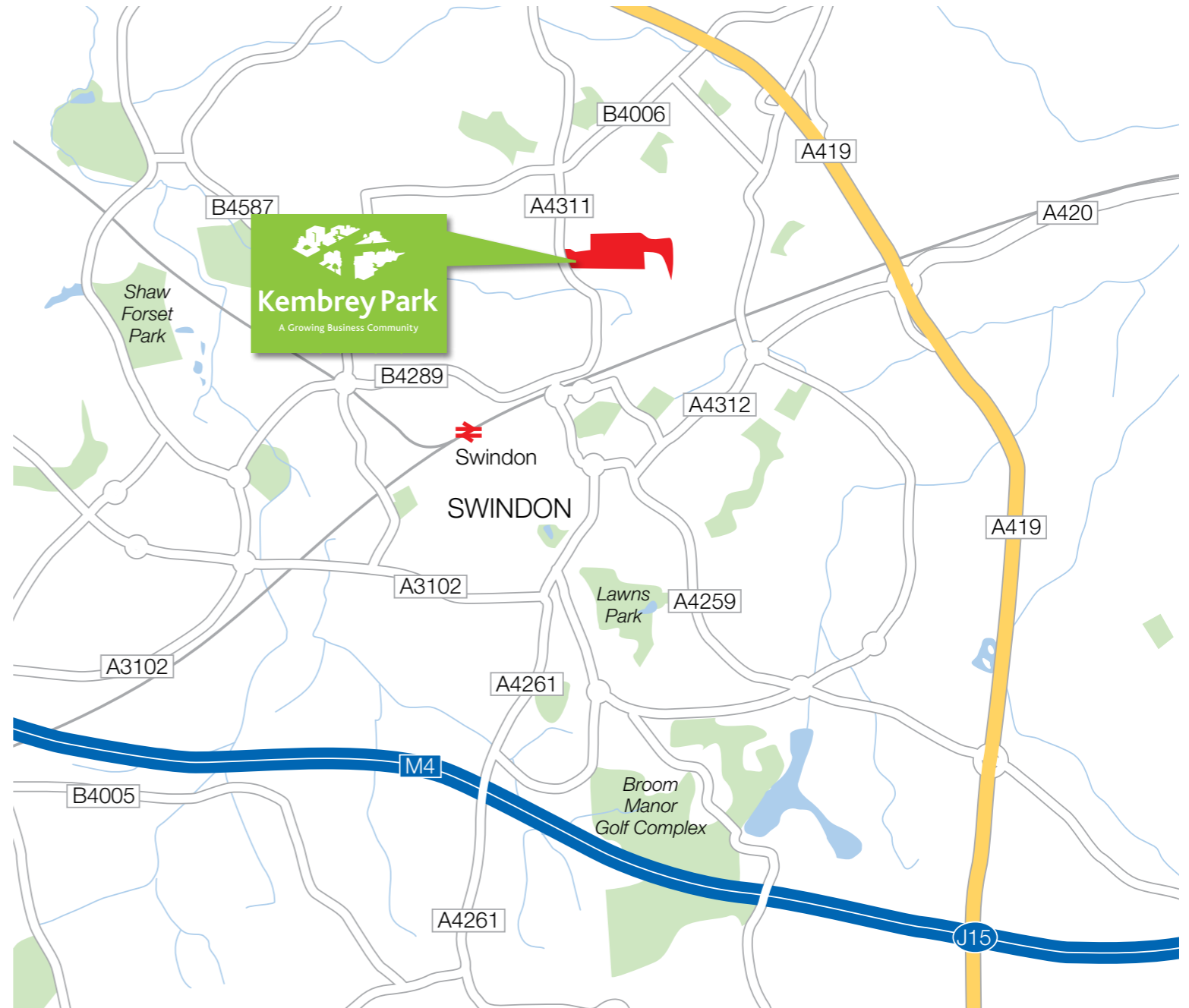
Travel to:	Road (Miles)	Train (Time)
London	81	1 hour
Bristol	41	45 mins
Heathrow	68	1 hour 30 mins
Reading	40	30 mins
Birmingham	80	1 hour 50 mins



## ABOUT SWINDON

Swindon has an extensive shopping centre and many restaurants, bars and nightclubs. Kembrey Park is conveniently located for Swindon's McArthurGlen Great Western Designer Outlet Village which now attracts visitors from throughout Britain, as well as the many retail and leisure parks which boast cinemas, restaurants, fitness centres, bowling alleys, bars and hotels.

In addition to the urban attractions, Swindon is surrounded by outstanding countryside being positioned on the edge of the Cotswolds and the Marlborough Downs.



## RENT

Flexible terms with generous incentives upon application.

## TERMS

Upon application

## PRINT THIS BROCHURE

## CONTACT

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Tel: 01793 489946

### Nicholas Howe

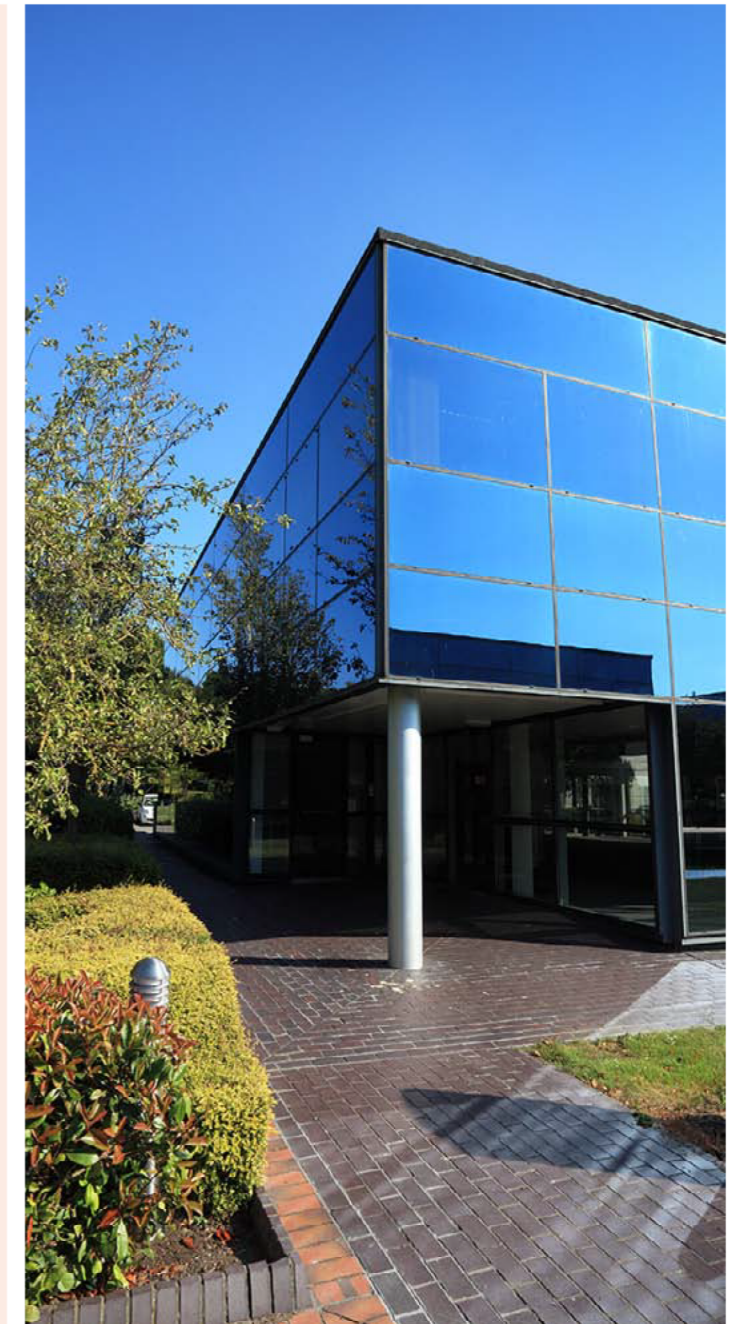
nhowe@canmoor.co.uk  
Tel: 0207 495 4115



#### MISREPRESENTATION CLAUSE.

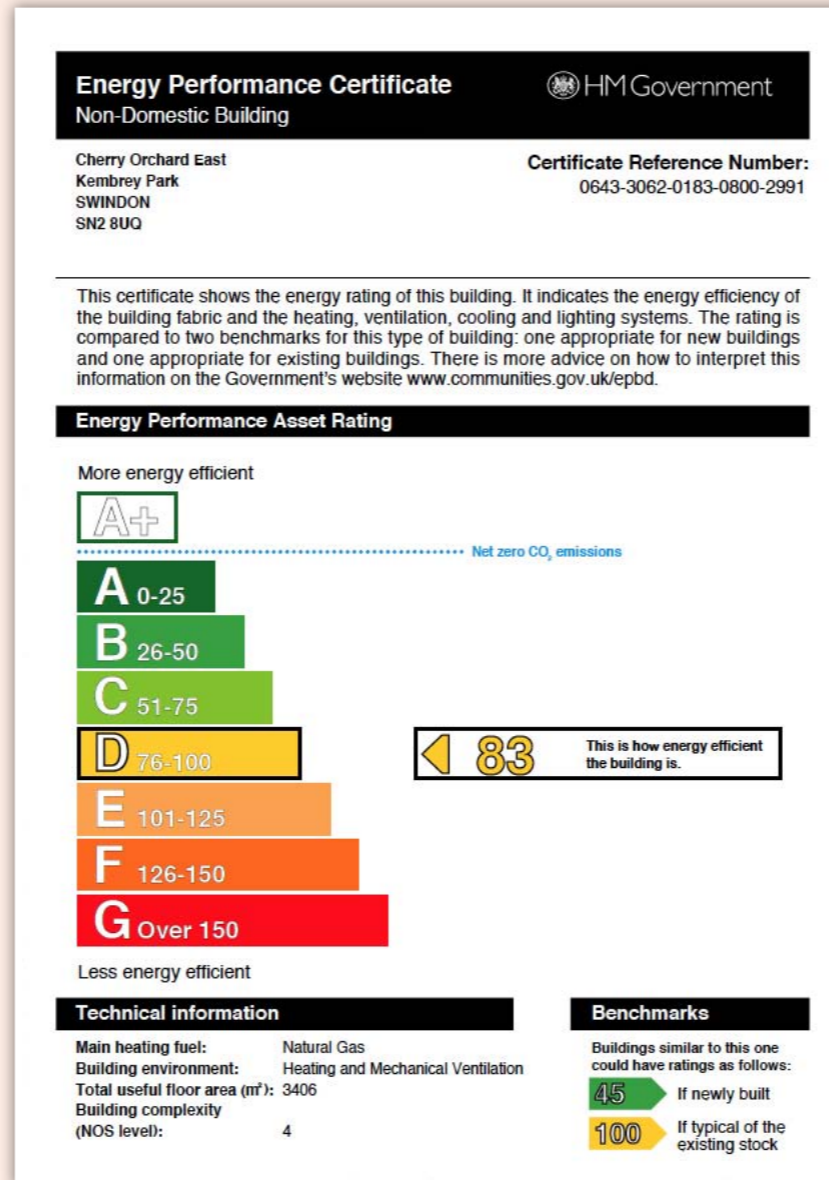
Highcross Strategic Advisers Limited for themselves and for the vendors or lessor of this property for whom they act, give notice that: i) These particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Highcross Strategic Advisers Limited cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) Rents quoted in these particulars may be subject to VAT in addition; iv) Highcross Strategic Advisers Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. vi) No employee of Highcross Strategic Advisers Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property.

Designed & produced by Zest Design & Marketing 0117 950 8445 (01183) June 2014.



## ENERGY PERFORMANCE

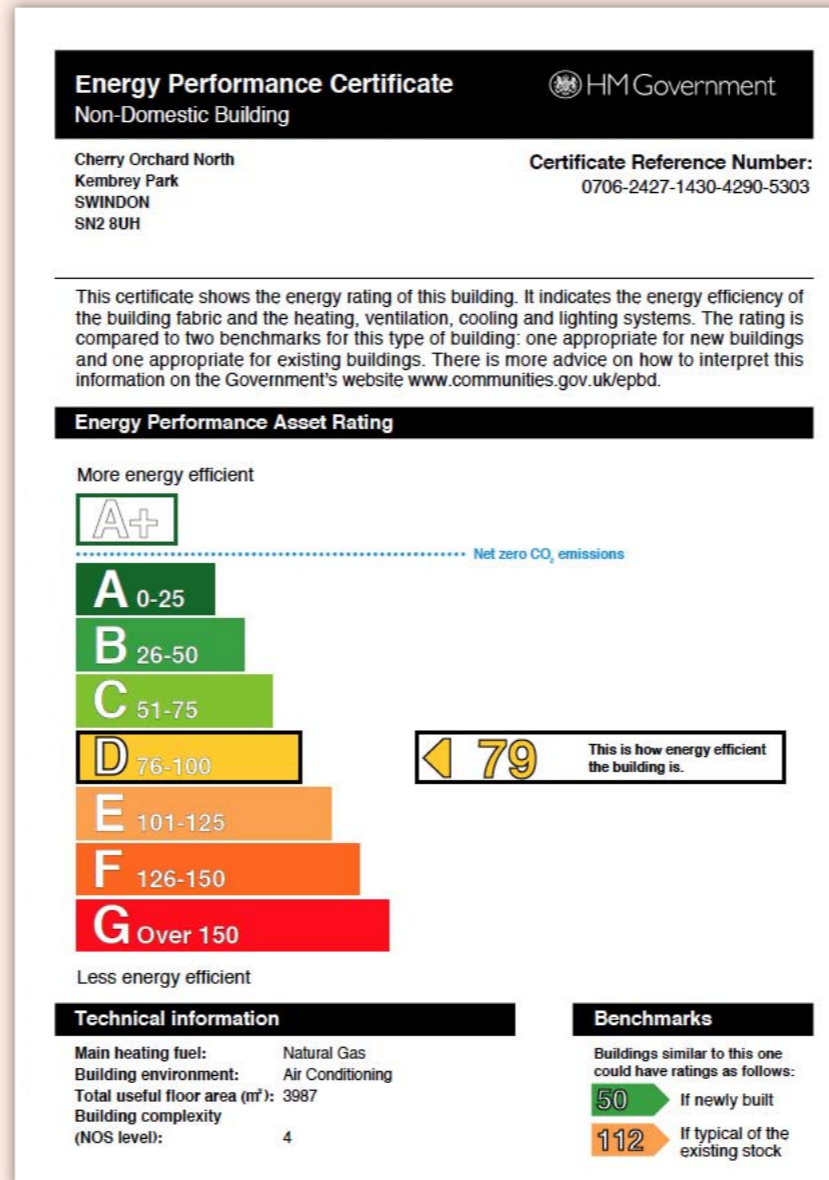
EPC for Cherry Orchard West






## ENERGY PERFORMANCE

EPC for Cherry Orchard North



## ENERGY PERFORMANCE

EPC for Cherry Orchard East

**Energy Performance Certificate**  HM Government  
Non-Domestic Building

Cherry Orchard East  
Kembrey Park  
SWINDON  
SN2 8UQ

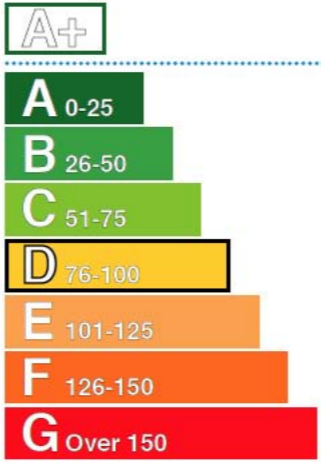
**Certificate Reference Number:**  
0643-3062-0183-0800-2991

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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/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

◀ **83** This is how energy efficient the building is.

Less energy efficient

**Technical information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Mechanical Ventilation  
 Total useful floor area (m<sup>2</sup>): 3406  
 Building complexity (NOS level): 4

**Benchmarks**

Buildings similar to this one could have ratings as follows:

45 If newly built

100 If typical of the existing stock