

apple 3

KEMBREY PARK ■ SWINDON ■ SN2 8BL

Canmoor



A grade A self-contained, comprehensively refurbished office building To Let 7,481 sq ft (695.02 sq m)

- Range of On-Site Amenities
- High-profile Security Presence

- Close to Swindon Town Centre
- Good Access to M4

- Generous Car Parking
- Outstanding Landscaping

SWINDON

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APPLE 3 is an eye catching two storey self contained building on Kembrey Park, one of Swindon's most established and prestigious business parks providing a range of high quality office, warehouse and light industrial accommodation. Apple 3 has been comprehensively refurbished throughout to provide new and high quality finishes which are unrivalled in the Swindon out of town market.

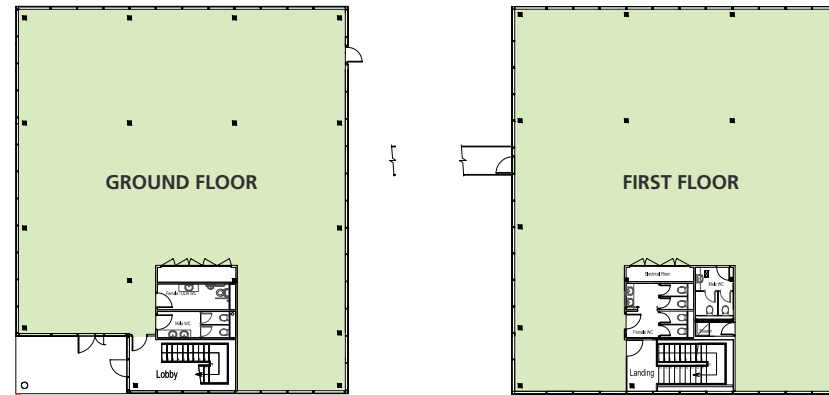
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FEATURES

- Easy access to the M4 (J15 & J16)
- Allocated parking
- Highly competitive flexible terms
- On site management team
- 24 hour on site manned security with CCTV
- Coffee Shop
- Oops-a-Daisy Childcare
- Health and fitness club
- Premier inn

SPECIFICATION

- NEW Energy efficient state of the art LED lighting throughout with feature lighting around the core and entrance area
- NEW Daikin air conditioning, providing heating and cooling with life cycle controllers
- NEW Suspended ceiling with Rockfon acoustic tiles
- NEW Male, female and disabled toilet facilities with walnut and floor to ceiling tiled finish
- NEW shower facility
- Raised floor including floor boxes distributed over an efficient floor plate
- 30 Car parking spaces and bicycle rack



ACCOMMODATION

The high quality refurbishment ensures that Apple 3 now offers effectively brand new accommodation with the most modern finishes, unrivalled in Swindon's out of town market. The office is well proportioned over two floors and centrally located at Kembrey Park.

SCHEDULE OF AREAS

	SQ M	SQ FT
Ground floor	341.24	3,673
First floor	353.78	3,808
Total	695.02	7,481
Parking		30 spaces
EPC		D 88



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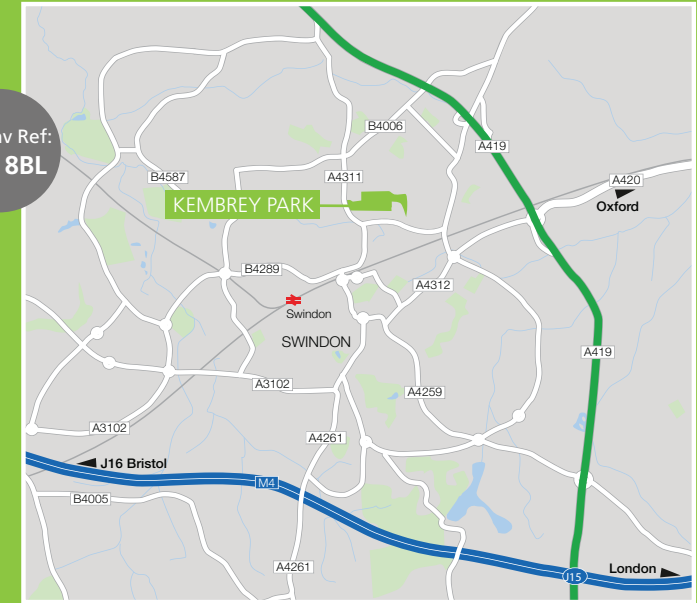
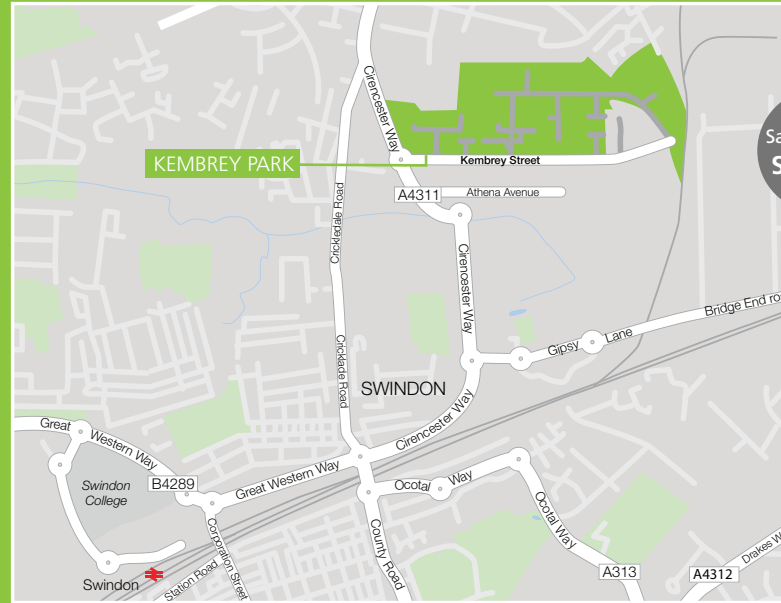
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COMMUNICATIONS

BY CAR	TIME
Reading	40 miles
Bristol	41 miles
Heathrow	68 miles
Birmingham	80 miles
London	81 miles

BY TRAIN	TIME
Reading	30 mins
Bristol	45 mins
London	1 hr 00 mins
Heathrow	1 hr 30 mins
Birmingham	1 hr 50 mins



LOCATION

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. Kembrey Park is conveniently located for Swindon's McArthurGlen Great Western Designer Outlet Village, as well as the many retail and leisure parks which boast cinemas, restaurants, fitness centres, bowling alleys, bars and hotels

FURTHER INFORMATION

For further information, plans and specifications or to arrange a viewing please contact our sole joint agents.

TERMS

Further information on the quoting rent and terms is available on application.

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