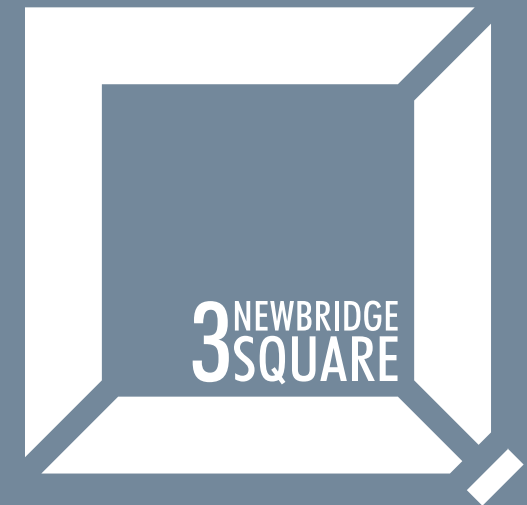
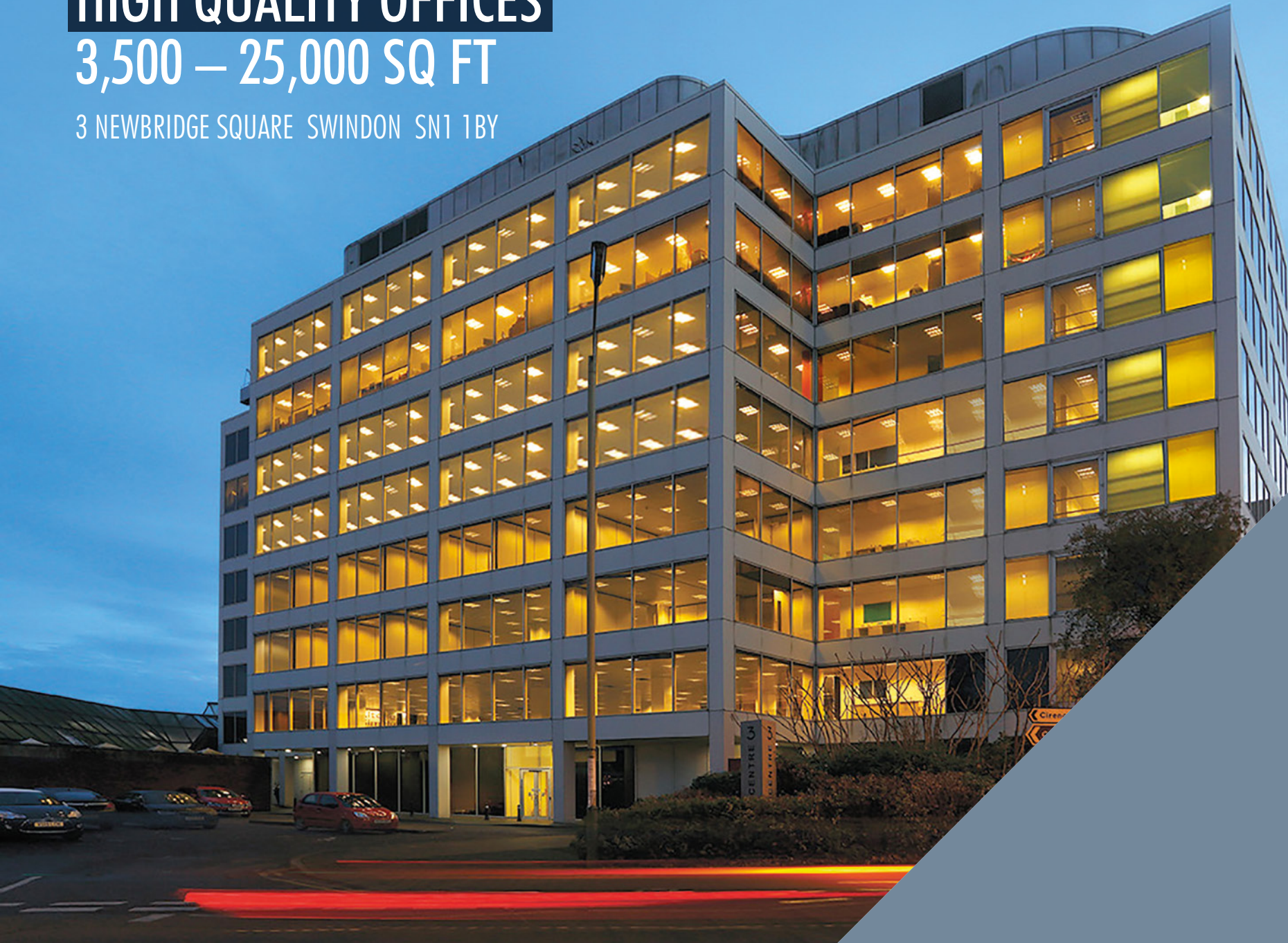


TO LET

HIGH QUALITY OFFICES

3,500 – 25,000 SQ FT

3 NEWBRIDGE SQUARE SWINDON SN1 1BY



ENTER



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LIFTS



SHOWERS



NEW VRF
AIR CON



BUSINESS
LOUNGE



CYCLE
STORAGE

MODERN EIGHT STOREY OFFICE BUILDING IN A PRIME POSITION AT THE HEART OF SWINDON TOWN CENTRE





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TRAVEL TIMES

TRAVEL TIMES	RAIL	ROAD
London Paddington	58 mins	1 hr 35 mins
Reading	27 mins	55 mins
Bath	29 mins	42 mins
Bristol Temple Meads	40 mins	45 mins
Oxford	30 mins	36 mins
Heathrow	1 hr 29 mins	1 hr 6 mins
Gloucester	50 mins	45 mins

45 MINUTES TO LONDON

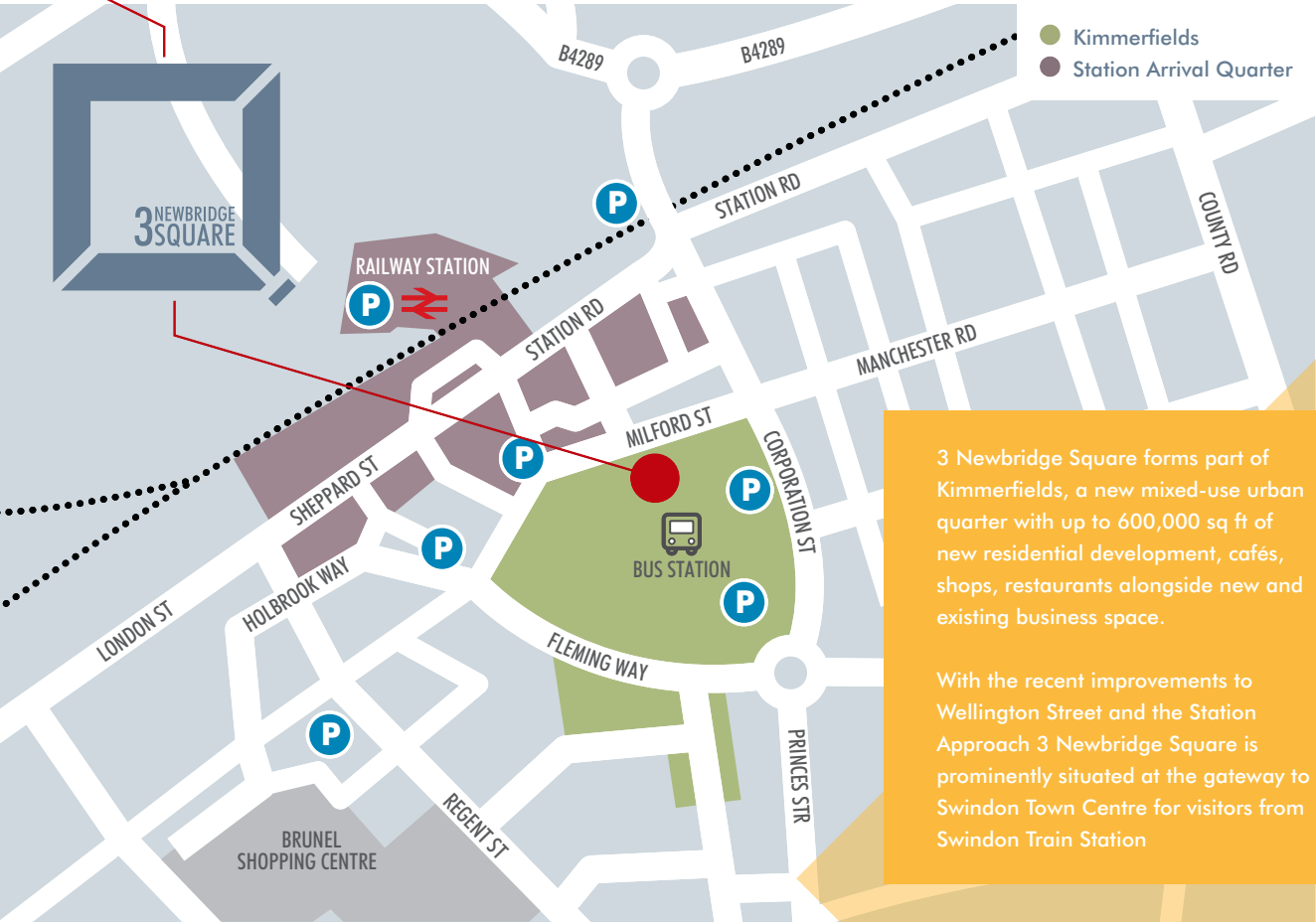
Already well-connected by road, completion of the electrification of both the West Coast mainline railway and the GWR Line which will significantly reduce journey times, increase capacity and create more reliable services to London and other regional cities.



GOOD CONNECTIONS TO HEATHROW & NEARBY CITIES

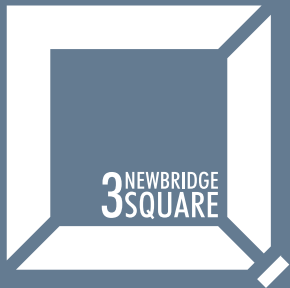
GREAT COMMUNICATIONS

3 Newbridge Square is conveniently situated near to the M4 motorway (Junctions 15 and 16) with good connections to Heathrow Airport and nearby cities including Bristol and Reading. Swindon railway station has a fast rail connection into London Paddington and is less than 3 minutes walk from the property.



3 Newbridge Square forms part of Kimmerfields, a new mixed-use urban quarter with up to 600,000 sq ft of new residential development, cafés, shops, restaurants alongside new and existing business space.

With the recent improvements to Wellington Street and the Station Approach 3 Newbridge Square is prominently situated at the gateway to Swindon Town Centre for visitors from Swindon Train Station



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GREAT AMENITIES ON YOUR DOORSTEP

MAJOR OCCUPIERS

- 1 CAPITA
- 2 ZURICH
- 3 AECOM
- 4 ATKINS
- 5 NETWORK RAIL
- 6 THREADNEEDLE
- 7 RESEARCH COUNCILS UK

AMENITIES

- 1 CINEWORLD
- 2 WYVERN THEATRE
- 3 KISS GYM
- 4 JURYS INN
- 5 DEBENHAMS
- 6 BRUNEL SHOPPING CENTRE
- 7 HOUSE OF FRASER
- 8 HOLIDAY INN
- 9 COSTA

CAR PARKING (CAPACITY)

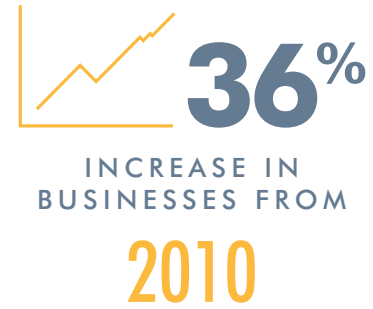
- 1 SPRING GARDEN (665)
- 2 WHALEBRIDGE (756)
- 3 FLEMING WAY (654)
- 4 FARNSBY STREET (754)
- 5 BEALES CLOSE (102)
- 6 RAILWAY STATION (499)
- 7 NORTH STAR (200)





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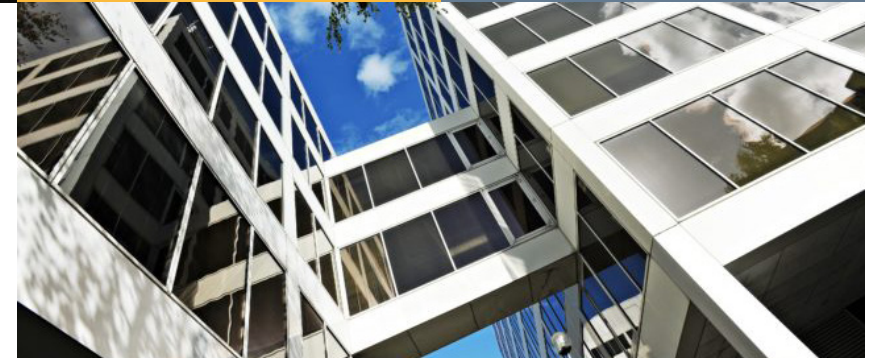
A PRIME LOCATION A PRIME OPPORTUNITY

Statistics
provided by

TO SWINDON

Swindon's business base has grown at the 8th largest rate in the UK over the last year.

- 8th largest increase in the business stock
- 7th highest GVA (Gross Value Added) per worker
- 3rd highest employment rate, increasing by 1.6%
- 3rd highest growth in housing stock
- 7th highest growth in house prices





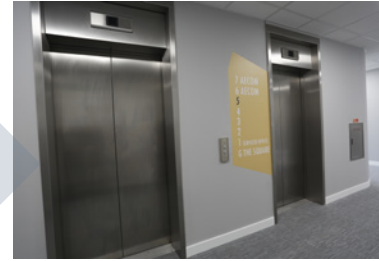
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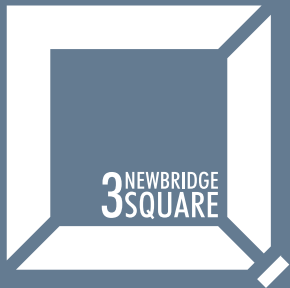
THE BUILDING

3 Newbridge Square is a modern and vibrant, eight storey office building occupying a prime position in the heart of Swindon town centre, adjacent to the main bus station and a short walk to the railway station and town centre with all of its associated amenities. The offices offer bright, spacious floor plates with excellent views across the town from the upper floors. The common areas have been superbly refurbished to provide stylish meeting rooms, break-out areas and a business hub.

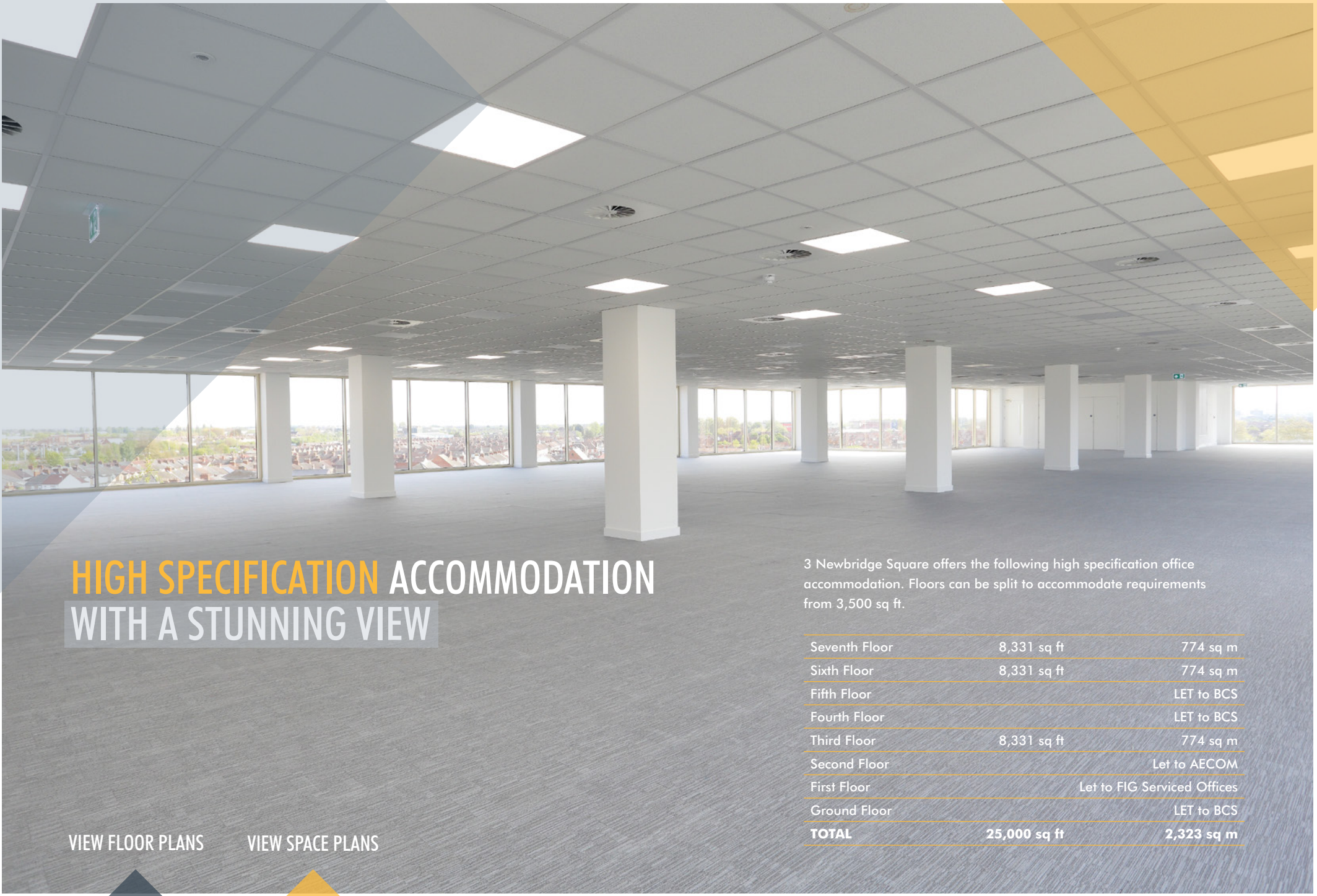
MODERN OFFICES WITH BRIGHT OPEN FLOORS

Office space is available from 3,500 – 25,000 sq ft (325 – 2,323 sq m) and has been refurbished to a high specification that comprises the following:

- New VRF air conditioning
- Fully accessible raised floors
- New suspended ceilings with LED lighting
- New WC's and showers on each floor
- Manned reception/shared meeting rooms
- Two 8 person passenger lifts plus a goods lift
- Car parking
- Cycle storage



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HIGH SPECIFICATION ACCOMMODATION WITH A STUNNING VIEW

3 Newbridge Square offers the following high specification office accommodation. Floors can be split to accommodate requirements from 3,500 sq ft.

Seventh Floor	8,331 sq ft	774 sq m
Sixth Floor	8,331 sq ft	774 sq m
Fifth Floor		LET to BCS
Fourth Floor		LET to BCS
Third Floor	8,331 sq ft	774 sq m
Second Floor		Let to AECOM
First Floor		Let to FIG Serviced Offices
Ground Floor		LET to BCS
TOTAL	25,000 sq ft	2,323 sq m

[VIEW FLOOR PLANS](#) [VIEW SPACE PLANS](#)



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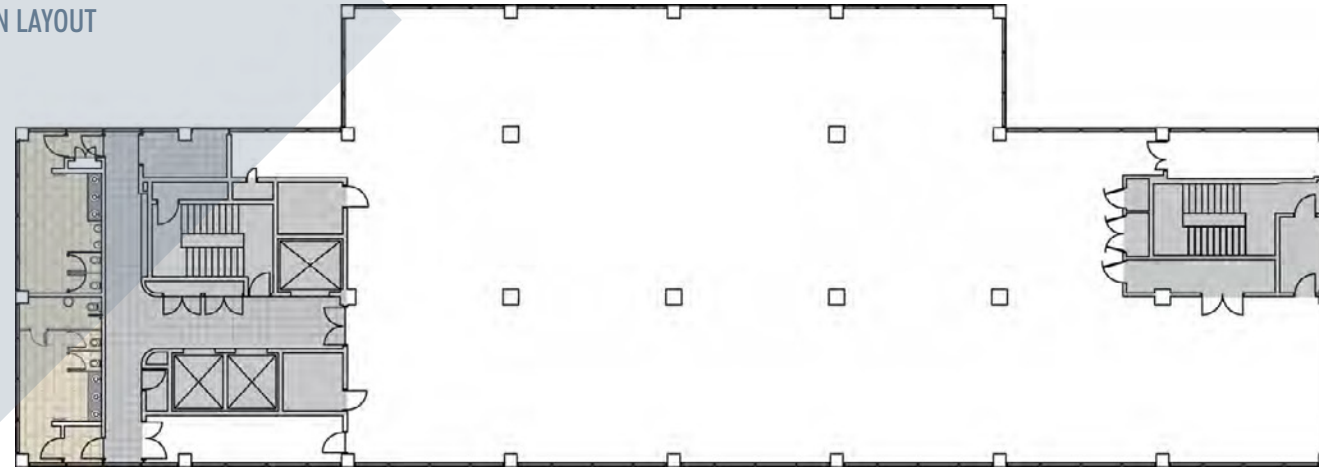
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ACCOMMODATION

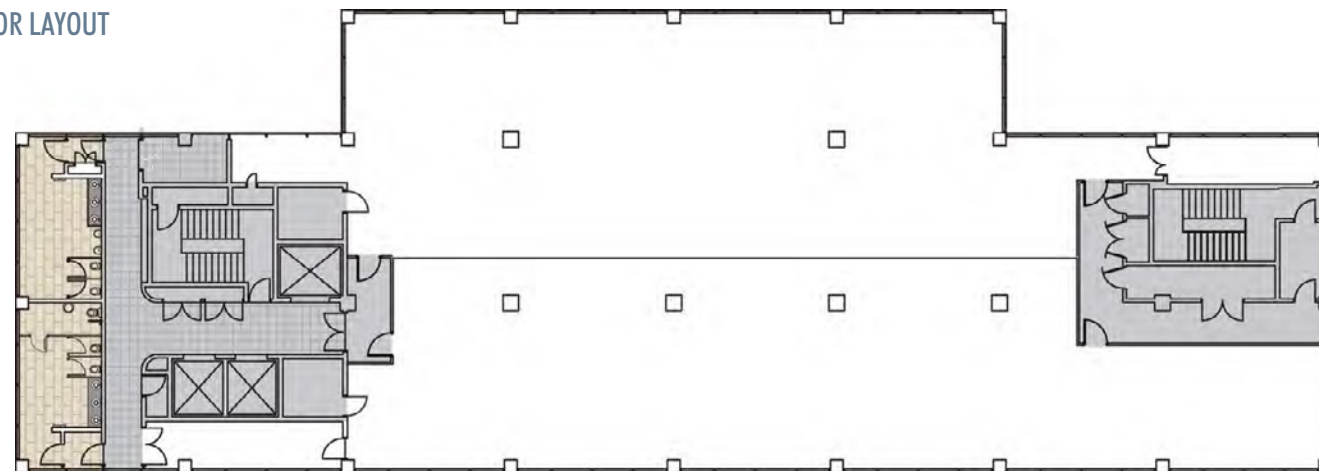
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INDICATIVE OPEN PLAN LAYOUT



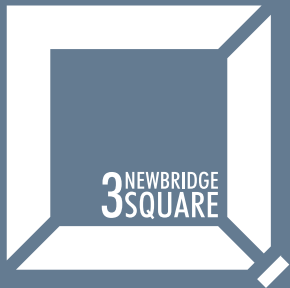
INDICATIVE SPLIT FLOOR LAYOUT



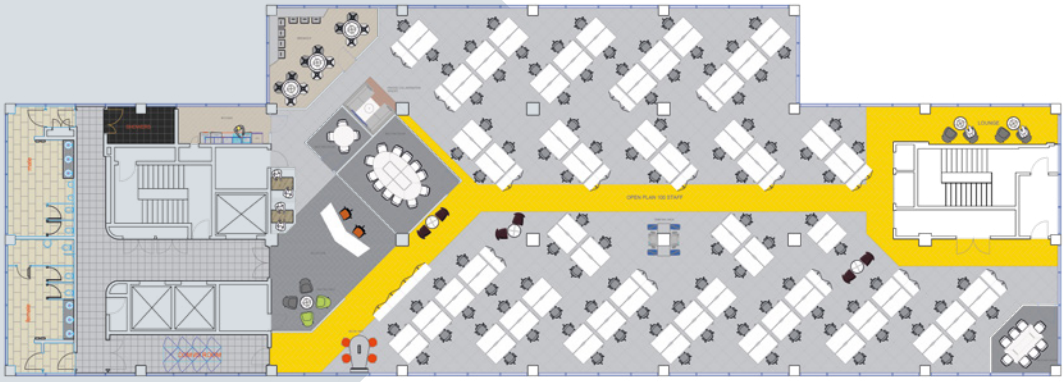
VIEW SCHEDULE

VIEW SPACE PLANS

PROPOSED UPPER FLOOR PLAN



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OPTION 1

HIGH DENSITY

- 100 workstations
- 2 meeting rooms
- 2 collaborative spaces
- 1 boardroom
- 1 reception
- 1 breakout area
- 1 comms room
- 1 media hub
- 1 kitchen
- 1 lounge area
- 1 printing area



OPTION 2

LOW DENSITY

- 60 workstations
- 8 collaborative spaces
- 3 private spaces
- 2 meeting rooms
- 1 kitchen
- 1 breakout area
- 1 reception
- 1 lounge
- 1 hot desk area
- 1 printing area
- 1 comms room
- 1 media hub



OPTION 3 - SPLIT

LOW DENSITY - 3,842 ft2

- 28 workstations
- 1 reception
- 1 boardroom
- 1 lounge area
- 1 kitchen
- 1 breakout area
- 2 collaborative spaces
- 1 printing area

HIGH DENSITY - 3,767 ft2

- 58 Workstations
- 1 reception
- 1 meeting room
- 1 breakout area
- 1 kitchen
- 1 collaborative space
- 1 printing area

VIEW SCHEDULE

VIEW FLOOR PLANS

PROPOSED UPPER FLOOR SPACE PLAN



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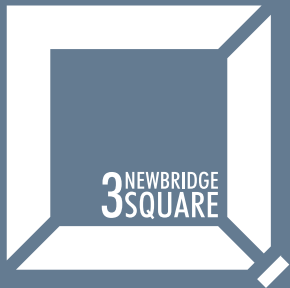
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TENURE

The accommodation is available as a whole or on a floor by floor basis on new full repairing and insuring terms via a service charge. Floors can also be split to provide suites from 3,500 sq ft.

RENT

Please contact the joint marketing agents for further information.

RATEABLE VALUE

Interested parties are advised to verify the rates payable with Swindon Borough Council on 01793 445 500.

LEGAL COSTS

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

EPC

Please contact the agents for a copy of the EPC certificate.

CONTACT

For further information or an appointment to view please contact:



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rmelling@fi-rem.com



Daniel Smethurst
01793 847470
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