

TO LET

STELLA · WINDMILL HILL BUSINESS PARK · SWINDON · SN5 6QR



148.2-991 sq m
1,596-10,667 sq ft

- SWINDON'S PREMIER BUSINESS PARK LOCATION
- GRADE A OFFICES
- STRIKING RECEPTION ATRIUM WITH GLASS LIFTS
- PARKING RATIO 1:295 SQ FT

Location

Windmill Hill is Swindon's premier out of town Business Park and is located adjacent to Junction 16 of the M4 motorway. The Park is laid out in an extensive landscaped park setting and provides occupiers with a high quality environment in which to work.

The Park is well connected to the town centre which is approximately 15 minutes' drive and the Park is served by a regular bus service.

Specification

- 4 pipe, fan coil air conditioning with digital control and provision for full building management system control
- Striking full height reception atrium with glass lifts
- Full access raised floors with 150mm floor void
- Category 2 lighting
- Suspended metal ceilings
- Male and female toilet facilities with shower
- On site management and security
- On site child based nursery

For full specification, visit:
www.windmillhillbusinesspark.co.uk

Accommodation

All measurements are approximate and given on a net internal basis in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Ground floor (part)	148.2	1,596
First floor east	251.8	2,719
Second floor west	591	6,362
Total	991	10,667

Tenure

The property is available by way of a new full repairing and insuring lease.

Quoting Terms

£20 per sq ft per annum exclusive

Please note that all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable) payable quarterly in advance.

Business Rates

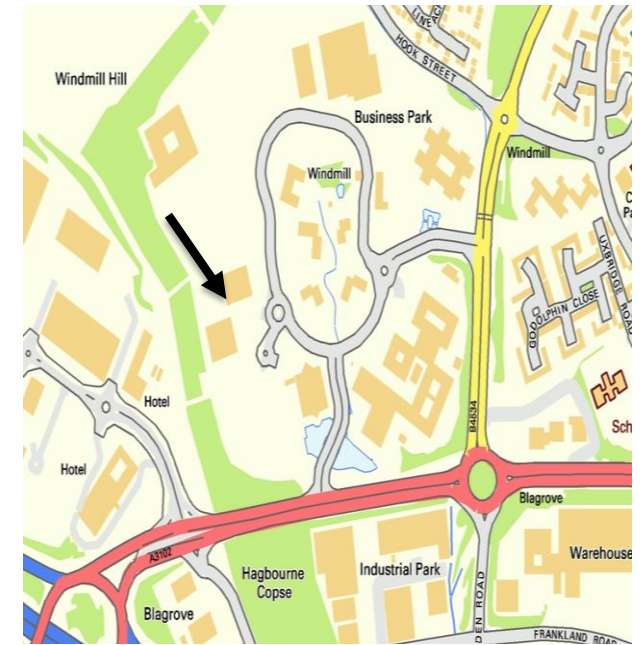
Interested parties are advised to verify the rates payable with Swindon Borough Council.

Energy Performance Certificate

A copy of the EPC is available on request. The property has an energy performance rating of D:90.

Legal Costs

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



Contacts

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

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