



PHASE 1
Plots 13, 14, 15 & 16
AVAILABLE AUTUMN 2019

Waterside business village

A stylish new office development comprising 16 high quality offices in a tranquil waterside setting.

Waterside

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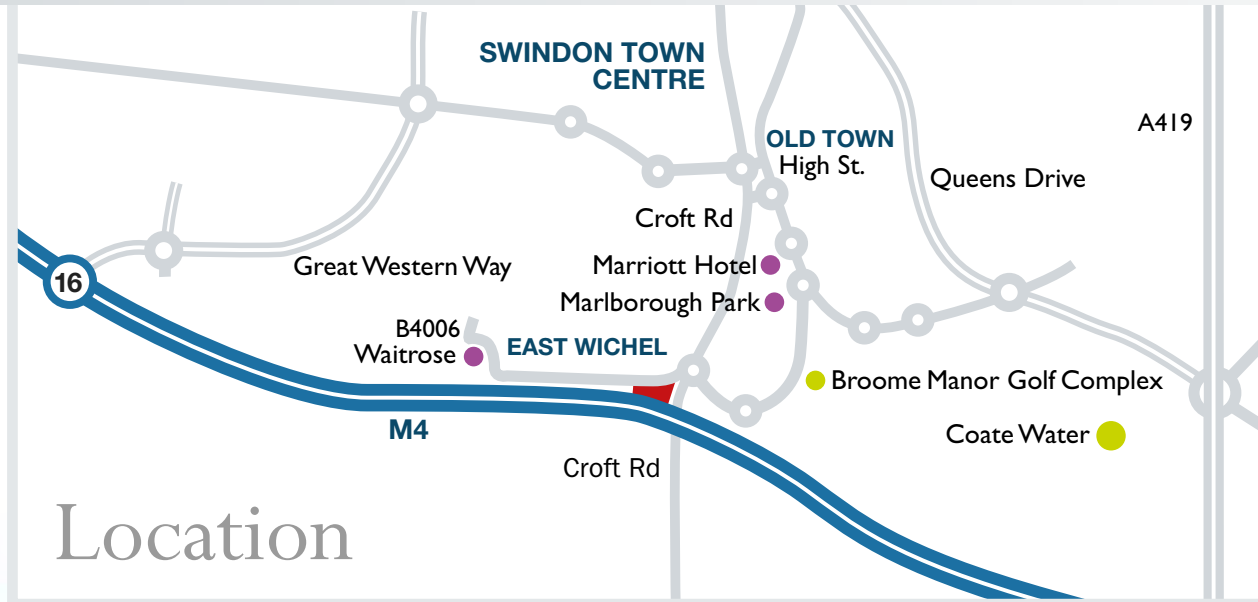
Waterside Business Village will be a new exciting and unique development, in close proximity to Swindon's old town which is often described as the 'heart of Swindon'. Never before has there been the opportunity for office occupiers to enjoy the benefits of an out of town business park environment combined with the ability to enjoy all of the facilities and character that the Old Town has to offer.

Waterside
business village

Waterside Business Village is situated just 3 minutes from the heart of Old Town and 10 minutes from both of Swindon's M4 junctions. Waterside Business Village which sits alongside the Drove Veterinary Hospital, is accessed off the main Wichelstowe road (B4006) in close proximity to its junction with Croft Road. The site enjoys good links to the town centre, both motorway junctions and the new Waitrose.

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- Google Maps
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Location



Waterside Business Village will offer brand new, self contained high quality offices to be built to an energy efficient and modern specification. Properties will be constructed to incorporate architectural glazing with brise soleil, brick and clad elevations under insulated metal profile roofs with photovoltaic panels. Internally finishes will include LED lighting, air conditioning and carpeting.

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Accommodation

New and attractive self contained, energy efficient offices from 1,093 to 12,000 sq ft.



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Plans

Units can be combined to provide larger office facilities.

Phase 1

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Development plan

Design and build

PLOT 1	1,093 sq ft	101.5 sq m
PLOT 2	1,714 sq ft	159.2 sq m
PLOT 3	2,343 sq ft	217.7 sq m
PLOT 4	2,669 sq ft	248.0 sq m
PLOT 5	1,709 sq ft	158.8 sq m
PLOT 6	1,649 sq ft	153.2 sq m
PLOT 7	1,649 sq ft	153.2 sq m
PLOT 8	1,649 sq ft	153.2 sq m
PLOT 9	2,021 sq ft	187.8 sq m
PLOT 10	1,649 sq ft	153.2 sq m
PLOT 11	1,804 sq ft	167.6 sq m
PLOT 12	2,414 sq ft	224.3 sq m
PLOT 13	1,819 sq ft	169.0 sq m
PLOT 14	1,816 sq ft	168.7 sq m
PLOT 15	1,649 sq ft	153.2 sq m
PLOT 16	1,647 sq ft	153.0 sq m



Waterside Business Village provides a rare opportunity for owner occupiers and tenants to have a bespoke office building of between 7,000 and 12,000 sq ft with high levels of car parking. The building can be developed and either leased or purchased on completion. There is also the opportunity for occupiers to purchase the site on a freehold basis and then undertake their own build

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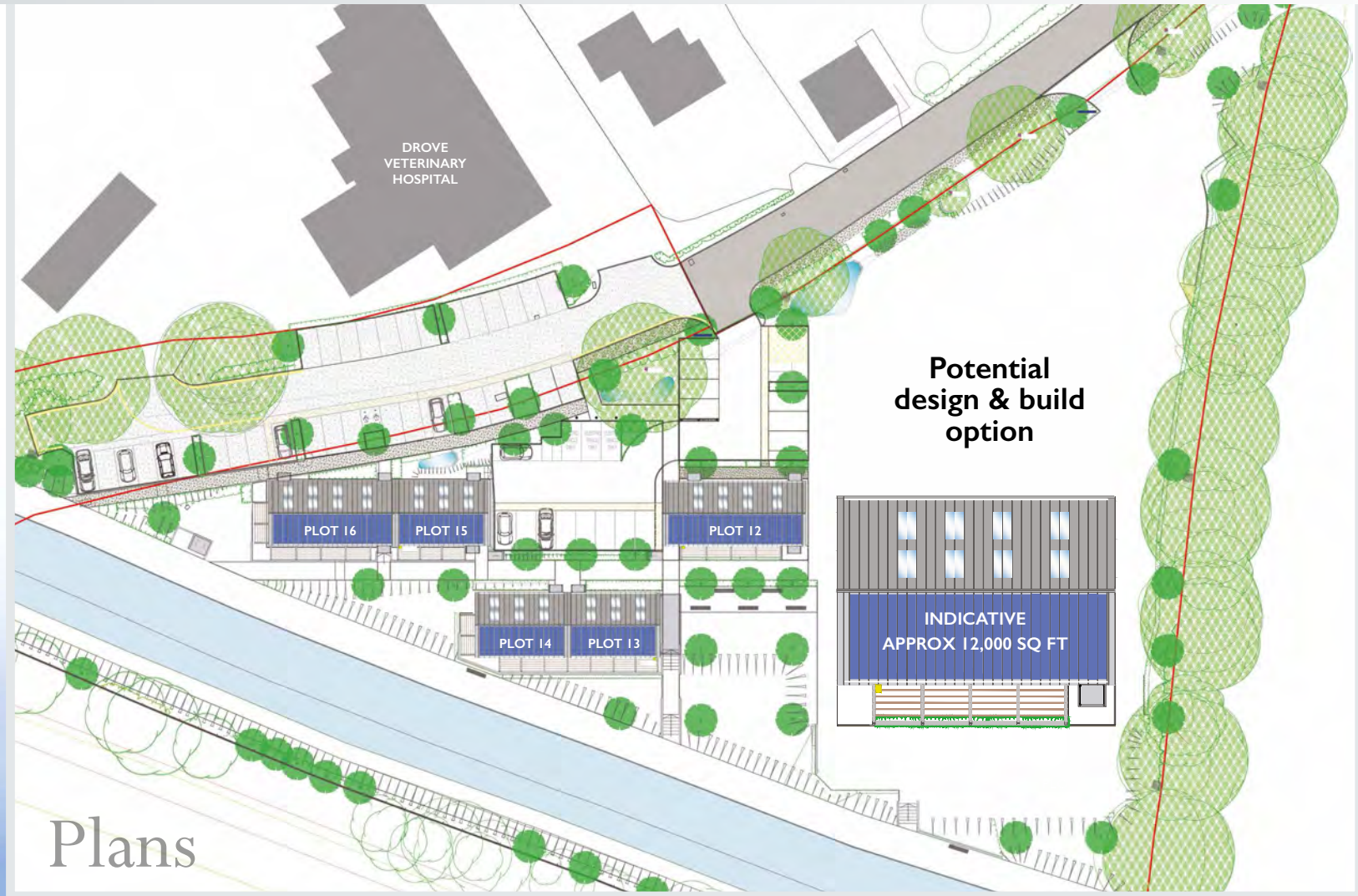
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To obtain floor plans and specification for individual units or to discuss disposal terms or Design and Build options please contact the agents.



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