

TO LET

**Milford House, Milford Road,
Swindon, SN1 1DW**



8,392 – 16,784ft² (779 – 1,559 m²)

Prestigious office building

Prime town center location

Two minute walk from railway Station

16 secure underground car parking spaces

Raised access floors

VAV Air Conditioning

Smethurst Property Consultants

Mayfair House

Tetbury Hill Gardens

Malmesbury SN16 9JP

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01793 847 470

Location

Swindon is an important provincial center attracting many national and international companies, including Nationwide Building Society, Zurich Financial Services and Dialog Semi Conductors.

Swindon train station is on the Great Western line and is approximately 1 hour's journey time from London Paddington and 40 minutes from Bristol Temple Meads. Already well connected by road, completion of both the electrification of the West Coast mainline and the GWR mainline is due in 2019 which will significantly reduce journey times, increase capacity and create more reliable services to London and other regional cities.

Junctions 15 and 16 of the M4 Motorway are both easily accessible, providing good access to London, Bristol, Reading and the M5 via the A419.

Milford House is situated within the heart of Swindon's central business district and within walking distance of the railway station. Milford house is opposite Tri Centre 1 which is occupied by Zurich.

Description

Milford House offers High Quality, modern, air-conditioned office accommodation benefiting from the following amenities:

- **VAV Air conditioning**
- **Suspended ceilings with recessed lighting**
- **16 secure car parking spaces**
- **Raised access floor**
- **Concierge**
- **Open plan office accommodation**

Accommodation

We have been provided with the following areas:

Floor	Area (ft ²)	Area (m ²)
Ground Floor	8,392	779.6
First Floor	8,392	779.6
Total	16,784	1,559.2

Tenure

The property is available as a whole or on a floor by floor basis on new effectively full repairing and insuring terms via a service charge.

Rent

Please contact the agents for further information.

Energy Performance Certificate

An EPC will be made available upon request.

Ratable Value

Interested parties are advised to verify the rates payable with Swindon Borough Council 01793445500.

Legal Costs

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

Important: Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.



Viewing

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

Smethurst Property Consultants

Contact: Daniel Smethurst
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Mob: 07990 064334
E Mail: daniel@smethprop.co.uk

or

GVA

Contact: Richard Kidd
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Location Plan



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