



Stirling House, Viscount Way

South Marston Park, Swindon, SN3 4TN

THE GROUND FLOOR OF A MODERN DETACHED BUILDING

4,000 to 10,839 sq ft

(371.61 to 1,006.98 sq m)

- REFURBISHED
- OPEN PLAN OFFICE ACCOMMODATION
- AT LEAST 40 CAR PARKING SPACES
- WELL LOCATED CLOSE TO A419/A420/M4 JUNCTION 15 ALONG WITH LOCAL AND REGIONAL TRANSPORT INFRASTRUCTURE

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Summary

Available Size	4,000 to 10,839 sq ft / 371.61 to 1,006.98 sq m
Rent	£14 per sq ft
Rateable Value	£142,000
Rates Payable	£68,160 per annum
EPC	B (42)

Stirling House provides exceptional office space, which is why the OutsideClinic recently chose it for their new Headquarters.

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Location

Stirling House is prominently located on Viscount Way, South Marston Park, Swindon, home to a diverse mix of established and well-known businesses. South Marston Park is close to junction 15 of the M4, and accessed via the A419 dual carriageway. It is close to the major employment site where Honda was once situated, along with the new Eastern Villages residential expansion of Swindon to the East.

Viewings

Strictly by prior appointment through the sole agents.



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Description

Stirling House provides a striking first impression as you enter a modern full height glazed reception area.

The property has undergone an extensive refurbishment, providing vibrant and inviting open plan office accommodation, overlooking a smart landscaped exterior with a minimum of 40 designated parking spaces.

The ground floor space is suitable for a range of occupancy solutions, to let as a whole with the flexibility to be divided to create distinctive suites with a spacious shared reception.



