Whitmarsh Lockhart

TO LET



Electron, Windmill Hill Business Park

Swindon, SN5 6QU

A HIGH-PROFILE OPPORTUNITY LOCATED ON AN ESTABLISHED LANDSCAPED BUSINESS PARK

36,447 sq ft

(3,386.04 sq m)

- BUILDING TO BE REFURBISHED
- SITUATED IN A PROMINENT POSITION
- SET WITHIN A MATURE LANDSCAPED ENVIRONMENT
- ON SITE MANAGEMENT TEAM & 24 HR SECURITY
- EXCELLENT CAR PARKING RATIO

RICS Regulated by RICS

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Summary

Available Size	36,447 sq ft / 3,386.04 sq m
Rent	£18 per sq ft
Business Rates	Please contact the Agents for further information.
EPC	Upon enquiry

Location

Windmill Hill Business Park is an imaginative collection of high-quality office buildings set in a beautifully landscaped business park setting, overlooking the Wiltshire countryside. The environment is peaceful and relaxed, with lakes and pedestrian walkways to the local shops, easy connections to the Wiltshire cycleway and nearby access to J16 of the M4, just a quarter of a mile away.

///what3words

https://what3words.com/excavated.overhead.paraded

Description

The Property is situated in a prominent position on the Business Park to the west of the main park entrance from the A417. The position of the building offers an appealing prospect for potential occupiers as it offer a high profile opportunity that benefits from an extensive high quality landscaped setting.

Further indicative CGI images are available upon request for the proposed refurbishment works.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	17,847	1,658.04
1st - Office	18,600	1,728
Total	**36,447**	**3,386.04**

Anti-Money Laundering Regulations

A prospective tenant will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

Viewing and further information is strictly by prior appointment through the agent.

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