



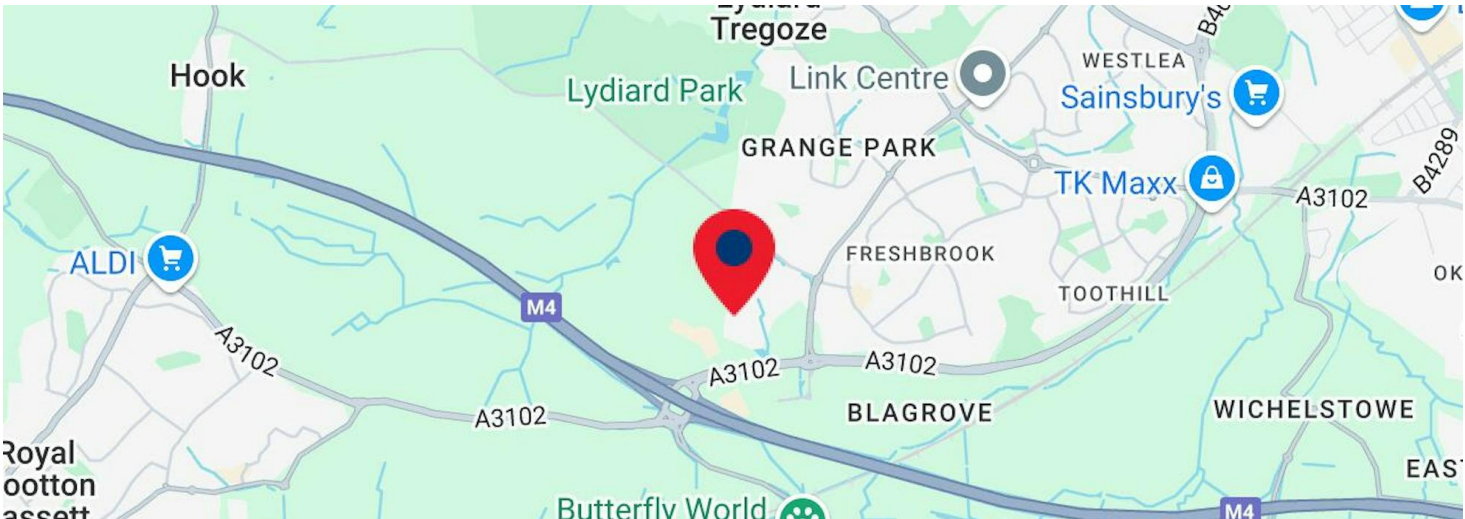
## **Stella, 2nd Floor West, Windmill Hill Business Park**

Swindon, SN5 6NX

### **FULLY FITTED OFFICE SUITE**

**2,637 sq ft**  
(244.99 sq m)

- PRESTIGIOUS OFFICE BUILDING
- SWINDON'S PREMIER BUSINESS PARK



Summary

|                |                                                   |
|----------------|---------------------------------------------------|
| Available Size | 2,637 sq ft / 244.99 sq m                         |
| Rent           | £22.50 per sq ft                                  |
| Business Rates | Please contact the Agents for further information |
| Service Charge | TBC                                               |
| EPC            | D (90)                                            |

Accommodation

|            |       |        |
|------------|-------|--------|
| Name       | sq ft | sq m   |
| 2nd - West | 2,637 | 244.99 |

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

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. On site management and 24 hour security. On site childcare nursery.

Viewings

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



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///what3words

<https://what3words.com/definite.cringes.mere>

Description

Striking full height reception atrium with glass lifts. 4 pipe, fan coil air conditioning with digital control with provision for full building management system control. Full access raised floors with 150mm floor void. LED lighting. Suspended metal ceilings. Male and Female toilet facilities with shower.

