Whitmarsh Lockhart

TO LET



22 Ergo Business Park, Greenbridge Road

Swindon, SN3 3JW

HIGH QUALITY MODERN OFFICE SPACE WITH OPEN PLAN ACCOMMODATION

1,035 to 2,119 sq ft

(96.15 to 196.86 sq m)

- CLOSE TO GREENBRIDGE SHOPPING AND LEISURE PARK
- AIR CONDITIONING
- PROMINENT FRONTAGE TO GREENBRIDGE ROAD
- 10 PARKING SPACES (5 PER FLOOR)
- UNDERFLOOR HEATING IN CORE AREAS
- 3 PHASE POWER SUPPLY

RICS Regulated by RICS

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Summary

Available Size	1,035 to 2,119 sq ft / 96.15 to 196.86 sq m
Rent	£15 per sq ft
Business Rates	Please contact the agent for further details.
EPC	C (74)

Location

Ergo Business Park is located close to Junctions 15 and 16 of the M4 motorway. The units occupy a prominent location on Greenbridge Road, in the heart of the Swindon business district. Swindon is situated at the centre of the M4 corridor between the important commercial cities of London and Bristol.

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Description

Ergo Business Park is an outstanding development offering flexible contemporary, self-contained office, business and industrial accommodation, built to a high specification and in a managed environment, situated in attractive landscaped surroundings with plenty of on-site car parking and with CCTV/security.

The property itself has LED lighting, full access raised floors, air-conditioning and separate WCs and kitchen facilities. This office has 10 allocated parking spaces.

The building can be split on a floor by floor basis to accommodate requirements from 1,035 sq ft up to 2,119 sq ft.

Accommodation

The accommodation comprises the following:

Name	sq ft	sq m
Ground - Office	1,035	96.15
1st - Office	1,084	100.71
Total	**2,119**	**196.86**

Terms

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

Viewings

Strictly by prior appointment through the agent.

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