HPH
Commercial Property

Churchward House

Swindon



Churchward House
Kemble Drive
Swindon SN2 2EY

8,283 sq ft (769.51 sq m)

- Secure 35 space car park
- 6-minute walk to station
- Fixed energy prices
- 1,000 Mbps leased line
- Adjacent to Outlet Centre

alder king
PROPERTY CONSULTANTS

loveday



Location

Situated in Swindon's Heritage Quarter, Churchward House is adjacent to Frasers Plus Designer Outlet Swindon and close to Heelis, the National Trust's head office. The Outlet offers a range of shops, restaurants and cafés, ideal for lunch, informal meetings and after-work dining.

Swindon town centre and railway station are within walking distance, and dedicated on-site parking provides added convenience for staff and visitors. Short-term additional parking is also available at the Outlet.

The property benefits from easy access to the M4 via the Great Western Way. Direct trains from Swindon to London Paddington take as little as 47 minutes, with around 147 services daily. From Paddington, the Elizabeth line connects to Canary Wharf in approximately 17 minutes.

Characterful office space in central Swindon

Churchward House is an imposing two storey Grade II listed building in Swindon's historic Heritage Quarter, offering distinctive office space in a unique setting. With Swindon railway station just a six-minute walk away and a secure, barrier-controlled 35-space car park with EV charging points, the property combines a central location with excellent accessibility.

Office accommodation includes a mix of open-plan and cellular space, with high ceilings, period features, secondary-glazed double wooden sash windows and raised floors. A kitchenette together with male and female WCs are located on each floor.

A 1,000 Mbps leased line is already installed and ready to use, allowing occupiers to benefit from high-speed connectivity from day one, with no installation delays or setup costs.



About the property

Churchward House forms part of the historic Great Western Railway Works in Swindon, once one of the largest railway engineering complexes in the world. The Works played a pivotal role in British railway history, with engineers and draughtsmen designing the locomotives and railway equipment manufactured on site.

Today, this distinctive historic property provides office accommodation arranged over two floors, combining period features with contemporary functionality.



Property and lease information

Rent: £205,000 per annum excluding VAT, subject to terms and financial covenants.

Terms: The building is available by way of a new lease, with terms structured to individual requirements.

Enquiries for individual floors will also be considered.

EPC: The current EPC ratings are C (59) for the ground floor and C (67) for the first floor.

Business rates: Further information is available from the joint sole agents.

These particulars do not constitute any offer or contract. Although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.















Viewings and enquiries

For further information, or to arrange a viewing, please contact the appointed agents.

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what3words

Front Entrance: ///coast.bath.twice
Car Park: ///count.snows.dent

Energy and resource efficiency

Churchward House incorporates a range of energy-saving measures and environmental control systems designed to improve efficiency and reduce energy consumption.

Features include voltage optimisation, energy-efficient lighting and secondary-glazed sash windows, helping to reduce energy use while supporting a comfortable working environment.

Energy cost stability

Energy prices held at 2025 levels until October 2028. Benefit from greater stability over your energy costs and plan ahead with confidence.

A carbon-neutral building

Churchward House is a carbon-neutral building, reflecting HPH's commitment to reducing environmental impact and improving the sustainability of its properties.

Carbon-neutral since 2008

HPH has been carbon neutral since 2008, reflecting our long-standing commitment to sustainability. We continually seek ways to improve resource efficiency, reduce environmental impact and provide comfortable, efficient working environments for our occupiers.