# Edison Park Swindon

Outstanding Workspace Solutions
Self-contained office accommodation

Modern Office Park | Self-Contained Suites | Well Connected | Flexible and Competitive Terms

Edison Park Swindon


**Introduction**
Location
Occupants
Lancaster House
Richmond House
Warwick House
York House
Contact


# Introduction

Edison Park offers a range of self-contained office buildings in a landscaped and secure setting, with a generous provision of allocated car parking (1:400 sq ft). Office space is available on flexible agreements and highly competitive terms.

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York House

Warwick House

Lancaster House

Richmond House

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# Location

**(Sat Nav – SN3 3RB)**

The park is conveniently located on the eastern side of Swindon, in the Dorcan area, just 2 miles from Junction 15 of the M4 motorway and moments away from the A419, giving easy access to the A420 Cirencester and the M5 at Junction 11a.

Click to view

**Google Maps**

**Street View**

**Google Earth**

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# Occupants

- BeWiser Insurance
- Cole Easdon
- Newsquest
- ITEL
- ON Semiconductors

# Local companies

- WH Smith
- Patheon
- TE Connectivity Ltd
- INTEL
- Nationwide
- Jaguar Land Rover

# Nearby Amenities

- Greenbridge Retail & Leisure Park
- Morrisons
- Nuffield Health, Fitness & Wellbeing Centre
- Simply Gym
- Holiday Inn
- Marriott Hotel
- Broome Manor Golf Complex
- Coate Water Country Park
- Excellent country pubs in Wanborough

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# Lancaster House

## 2,505 – 6,042 sq ft (233 - 561 sq m)

- Kitchenette areas
- Suspended ceilings
- Recessed lighting
- Allocated car parking spaces
- Feature hardwood finishes
- EPC rating B
- EPC rating C (Unit 2)
- Fitted offices (Unit 3)
- IT cabling (Unit 3)
- Meeting rooms (Unit 3)
- Lab area (Unit 3)
- Air Conditioning (Unit 3)

Edison Park Swindon


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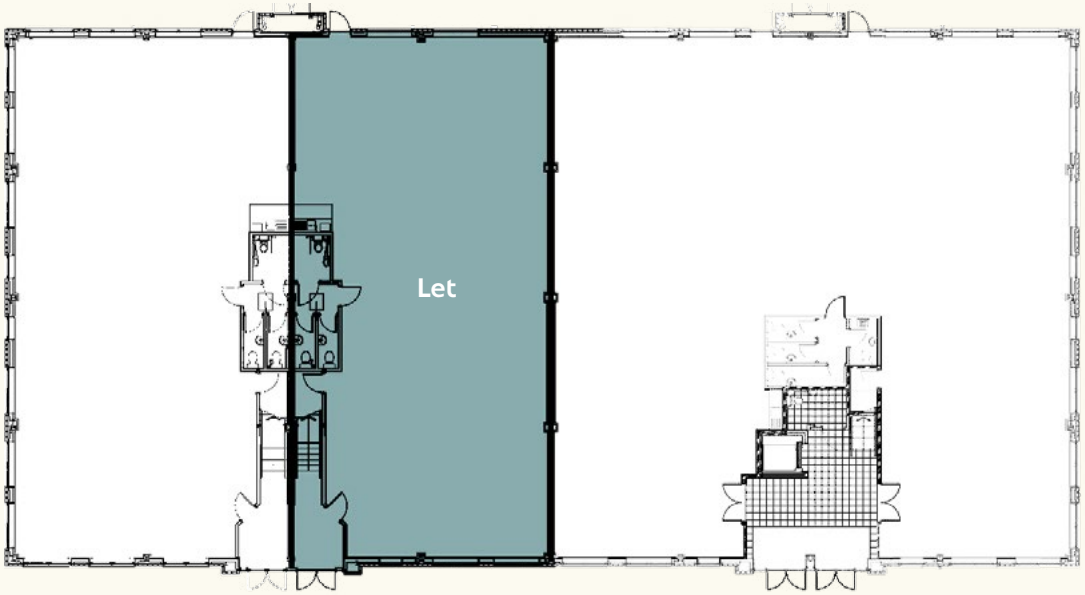
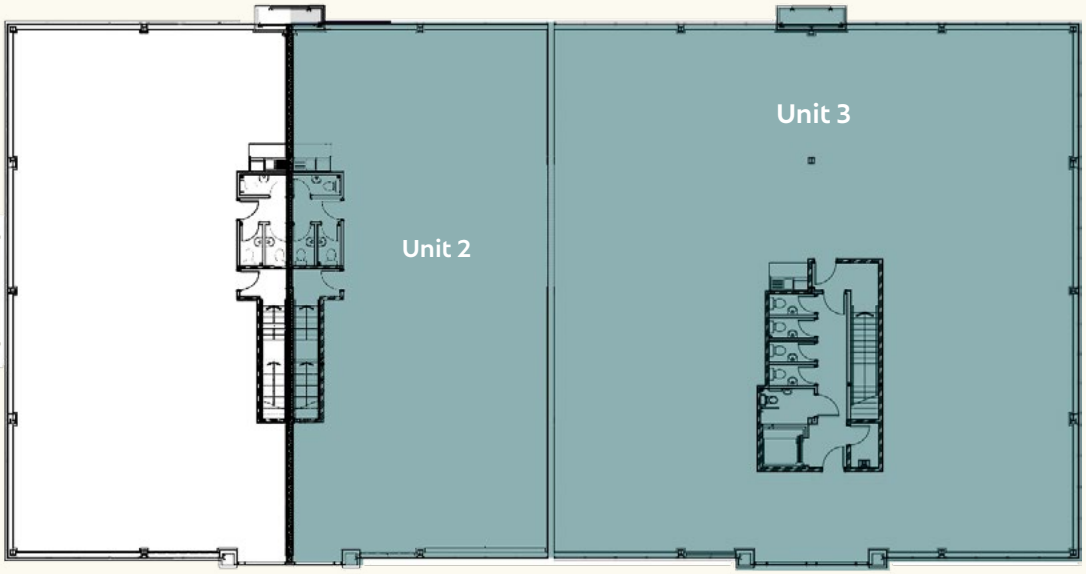



Ground Floor




First Floor

# Floorplans

| First Floor | | |
|---|---|---|
| **Unit 2** | 2,576 sq ft | 239 sq m |
| **Unit 3** | 6,042 sq ft | 561 sq m |

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# Richmond House

## 3,089 – 17,737 sq ft (287 - 1,647.8 sq m)

- Kitchenette areas
- Air conditioning
- Suspended ceilings
- Recessed lighting
- Allocated car parking spaces
- Feature hardwood finishes
- EPC rating B
- Fully accessed raised floors

Edison Park Swindon


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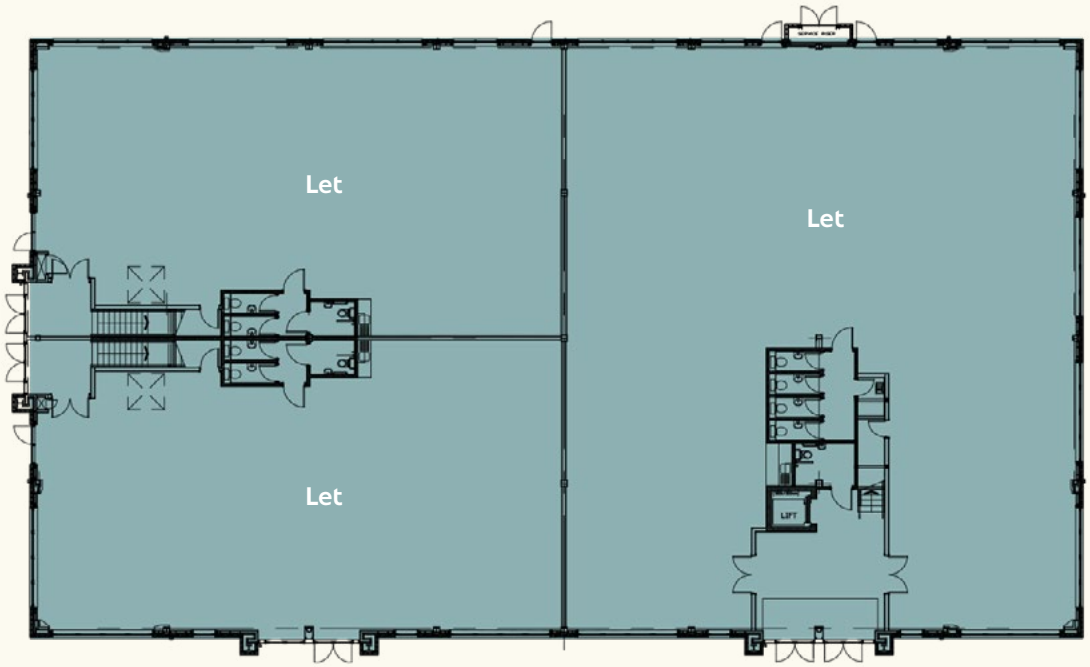
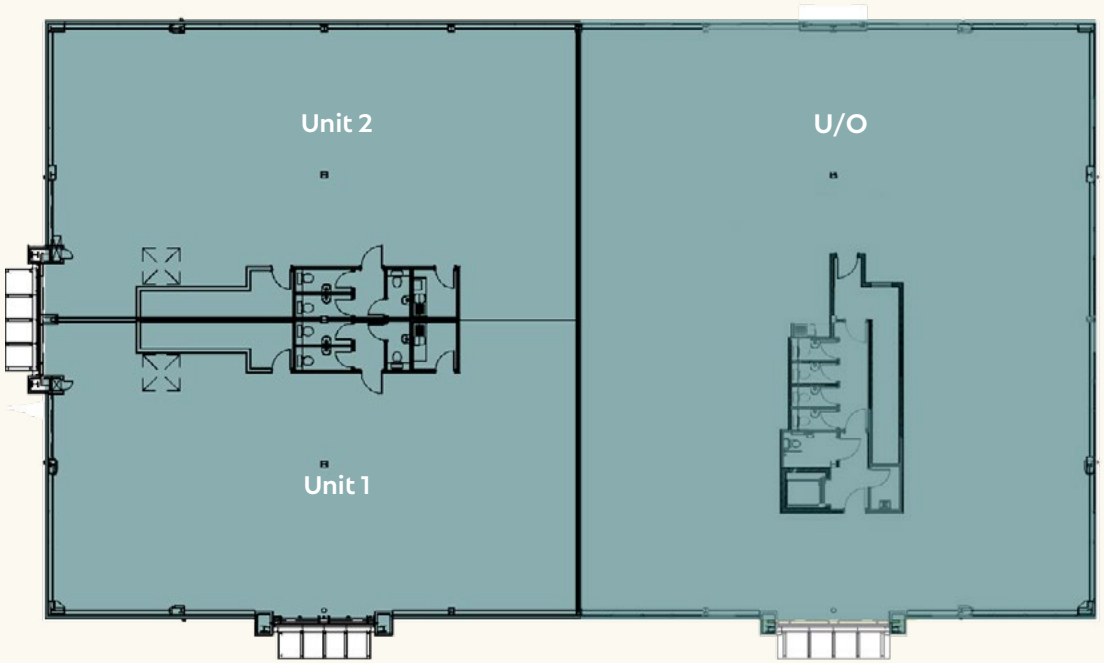



Ground Floor




First Floor

# Floorplans

## First Floor

| | | |
|---|---|---|
| **Unit 1** | 3,089 sq ft | 287 sq m |
| **Unit 2** | 3,089 sq ft | 287 sq m |
| **Unit 3** | Under offer | |

## Combined

| | | |
|---|---|---|
| **Total** | 6,178 sq ft | 574 sq m |

Units 1 & 2 Richmond House are available individually or combined with flexible lease packages, which can be tailored to suit your individual requirements.

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# Warwick House

## 3,005-17,752 sq ft (2791-1,649 sq m)

To be refurbished to a CAT A office specification including:

- **Air conditioning**
- **Recessed lighting**
- **Raised access floors**
- **Suspended ceilings**
- **Kitchenette areas**
- **EPC - to be assessed after refurbishment**
- **44 allocated car parking spaces**

Edison Park Swindon


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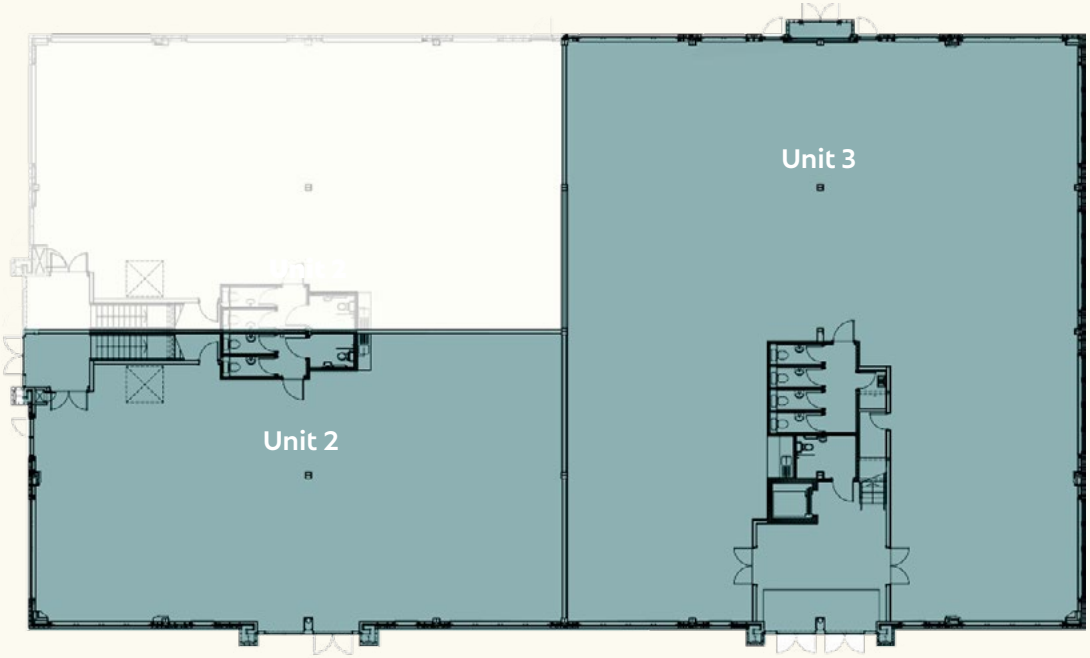
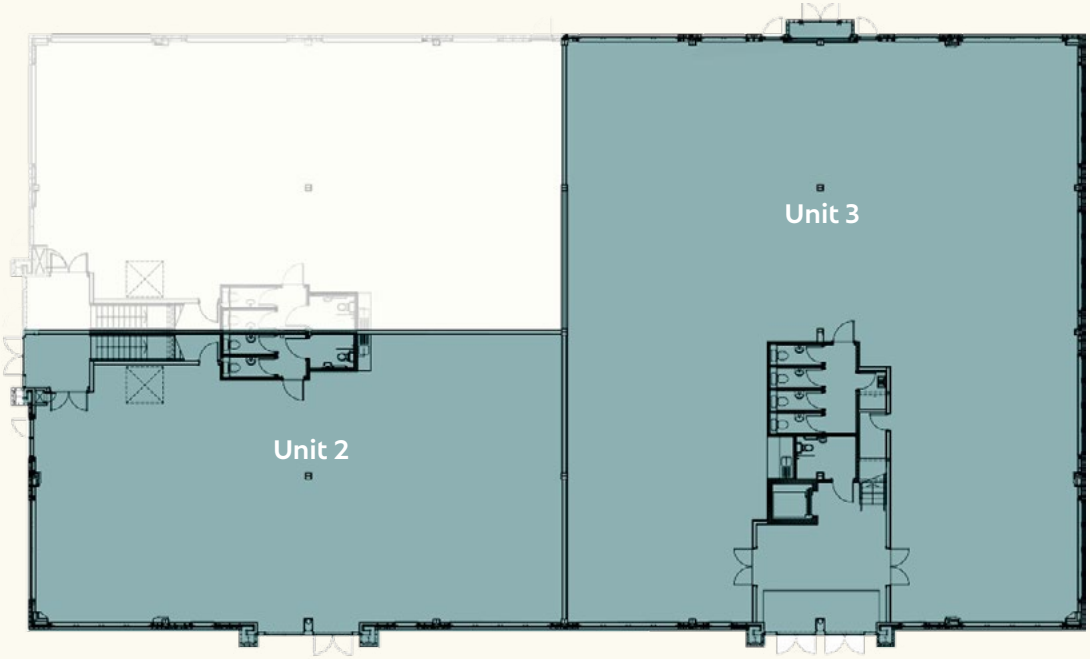



Ground Floor




First Floor

# Floorplans

## Ground Floor

| | | |
|---|---|---|
| **Unit 2** | 3,037 sq ft | 282 sq m |
| **Unit 3** | 5,806 sq ft | 539 sq m |

## First Floor

| | | |
|---|---|---|
| **Unit 2** | 3,005 sq ft | 279 sq m |
| **Unit 3** | 5,904 sq ft | 548 sq m |

## Combined

| | | |
|---|---|---|
| **Total** | 17,752 sq ft | 1,648 sq m |

Units 2 & 3 Warwick House are available individually, combined or on a floor by floor basis, with flexible lease packages, which can be tailored to suit your individual requirements.

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# York House

## 2,586 - 15,329 sq ft (240 - 1,424 sq m)

- Kitchenette areas
- Air Conditioning (First Floor only)
- Suspended ceilings
- Recessed lighting
- 38 allocated car parking spaces
- Feature hardwood finishes
- 8 person passenger lift (Unit 4)
- EPC rating – C

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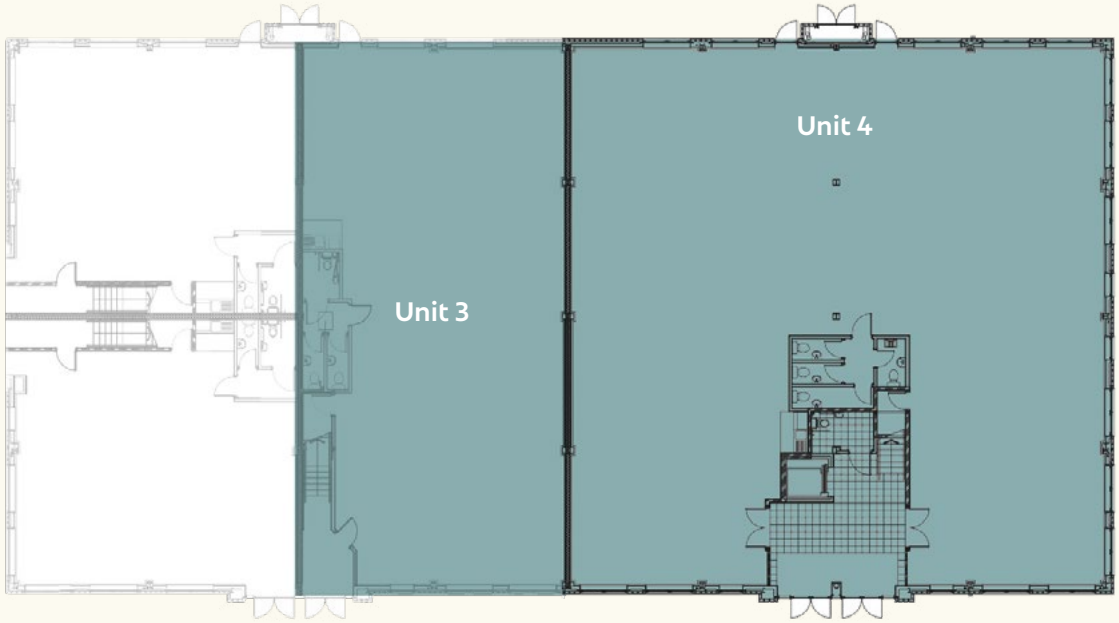
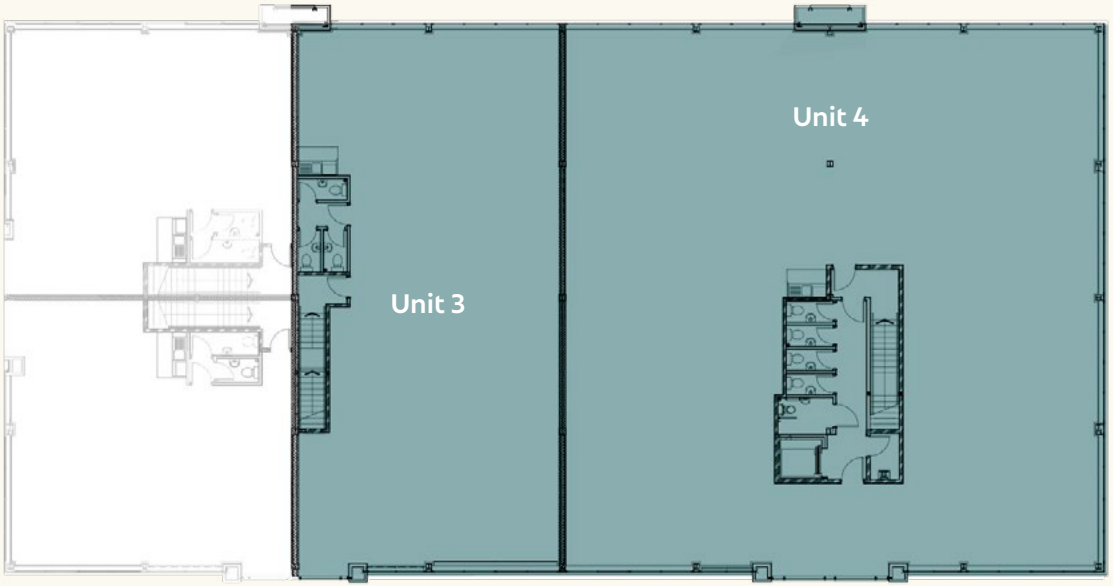



Ground Floor




First Floor

# Floorplans

## Ground Floor

| | | |
|---|---|---|
| **Unit 3** | 2,518 sq ft | 233.9 sq m |
| **Unit 4** | 5,044 sq ft | 468.59 sq m |

## First Floor

| | | |
|---|---|---|
| **Unit 3** | 2,586 sq ft | 240 sq m |
| **Unit 4** | 5,181 sq ft | 481 sq m |

## Combined

| | | |
|---|---|---|
| **Total** | 15,329 sq ft | 1,424 sq m |

Units 3 & 4 of York House are available individually, combined or on a floor by floor basis, with flexible lease packages, which can be tailored to suit your individual requirements.

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## Tenure

All units are available with flexible lease packages tailored to suit your individual requirements.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Viewings

For further information or an appointment to view, **please contact**:


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