1 NEWBRIDGE SQUARE, SWINDON, SN1 1HN

THE PRIME LEISURE OPPORTUNITY IN SWINDON'S TOWN CENTRE

NEWBRIDGE SQUARE

IN THE HEART OF THE ACTION

THE PERFECT DESTINATION

Swindon's unparalleled connectivity to London and the South of England is a key attraction for businesses and individuals. Live, work and play in the heart of Swindon Town.

1 NEWBRIDGE SQUARE: YOUR BUSINESS AT THE HEART OF SWINDON'S RENAISSANCE.

Position your business at the epicentre of Swindon's economic transformation. The ground-floor retail unit at 1 Newbridge Square offers a strategic opportunity to become an integral part of a vibrant, growing community. This is more than just a space; it's a launchpad for long-term success in a town that is actively and ambitiously reinventing itself.

A PREMIUM LOCATION AT A NEXUS OF HIGH-VOLUME FOOTFALL.

1 Newbridge Square occupies a prominent corner position in the heart of Swindon, providing a substantial 4,124 sq ft ground-floor space with exceptional visibility and footfall. The location benefits from a constant and diverse flow of potential customers, situated at the convergence of two major pedestrian hubs, the Brunel Shopping Centre and Swindon Railway Station.

This is a long-term strategic asset. It offers a rare opportunity to serve a high-volume, dual-market audience of commuters and shoppers from the major transport and commercial hubs, and a guaranteed on-site population from the building's premium office tenants.

NEWBRIDGE SQUARE

TALK TO US

GENERAL ENQUIRIES

0845 500 6161

enquiries@fi-rem.com

loveday

Bradley Forbes

07786 554245

bradley@loveday.uk.com

SMETHURST

Daniel Smethurst

07990 064334

daniel@smethprop.co.uk

FI REAL ESTATE MANAGEMENT

Dom Knowles

07789 108852

dknowles@fi-rem.com

FI REAL ESTATE MANAGEMENT

FIREM Ltd for themselves, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any park of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd has any authority to make or give any representations or warranty in relation whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. August 2023.