# A WORK-LIFE CHANGING EXPERIENCE

NEWBRIDGE SQUARE

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# INTRODUCTION

**1 Newbridge Square offers a modern business infusion with contemporary, Cat A office and retail space, effectively designed with a user-centred approach. Regenerating Swindon's business district with a full focus on wellness, ESG and a future-proof vision.**

We envisage a customer-orientated experience from the moment you walk through the door. Be pleasantly greeted at the concierge desk with an array of services available to enhance your business and your well-being throughout the day. Using recycled materials, we enhance our sustainability practices through green walls, planters, music curators and relaxing scent diffusers.

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NEWBRIDGE
SQUARE

# EXPERIENCE WORK THIS WAY

## WORK-LIFE COMMUNITY

**Join in an engaging community of like-minded professionals and businesses within a people focused environment. Reap the benefits of networking throughout the year with onsite collaboration opportunities, presenting the likelihood of generating valuable business connections and rapport.**

Bringing together a favourable mix of retail and office departments, working life at 1 Newbridge square further promotes business productivity and individual work-life balance.

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# ANYTHING BUT SQUARE

## A FIRST FOR SWINDON

1 Newbridge Square is different. A workspace experience never seen before in Swindon where every touchpoint has been considered, moulded around the customer's wants and needs. It's a building that is not just moving with the trends it's leading them.

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# WHERE BUSINESS MEETS LEISURE

## A POSITIVE WORKING ENVIRONMENT

**Designed with wellbeing prioritised, we present a balanced, comforting, and serene ambience from the reception area, right through to your desk.**

Scattering a handful of casual and informal breakout spaces, employees can take a breather and relax in dedicated community spaces within the building. Offering an inspiring range of wellness functions such as yoga and group therapy sessions, we aim to establish a healthy, resilient, and positive working environment where people will feel energised and rejuvenated throughout their workday. Promoting a regenerative, user-enhanced design, 1 Newbridge Square is built for the people, the business and the future.

# WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE AND PLANET FIRST.

- CYCLE & SCOOTER PROVISIONS
- ENERGY EFFICIENT VRF SYSTEM
- BUSINESS LOUNGE & RECEPTION
- SHOWERING FACILITIES
- FITNESS AND GYM FACILITIES
- CAR PARKING RATIO 1:304
- FITWELL
- EV CHARGING
- BREEAM EXCELLENT
- EPC A
- NET ZERO CARBON FIT OUT
- WIRED SCORE

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# 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.

UK Space Agency
UK Research and Innovation

Kimmerfields Development

Swindon Bus Station
1 min. walk

BCS
Aecom
RWK Goodman

Zurich

Swindon Train Station
2 min. walk

Prepay Solutions

Whalebridge Multi Storey
840 spaces // 5 min. walk

Fleming Way Car Park
654 spaces // 2 min. walk

Train Station Car Park
375 spaces // 3 min. walk

Network Rail

The Parade
4 min. walk

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## FLEMING WAY CAR PARK

- 360 SPACES
- 2 MIN WALK
- 321 METRES

# A DESTINATION

## TRAVEL TIMES

| LOCATION | RAIL | ROAD |
|---|---|---|
| London Paddington | 50 mins | 1 hr 35 mins |
| Reading | 27 mins | 55 mins |
| Bath | 29 mins | 42 mins |
| Bristol Temple Meads | 40 mins | 45 mins |
| Oxford | 50 mins | 36 mins |
| Heathrow | 1 hr 20 mins | 1 hr 6 mins |
| Gloucester | 45 mins | 45 mins |

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# SPEARHEADING A LARGER MOVEMENT IN SWINDON

**Swindon Council and local developers are working closely to bring forward over £1 billion of major new development projects in the town centre, comprising of a multi-purpose civic space incorporating a new museum exhibition space and a 1,200 seat arena.**

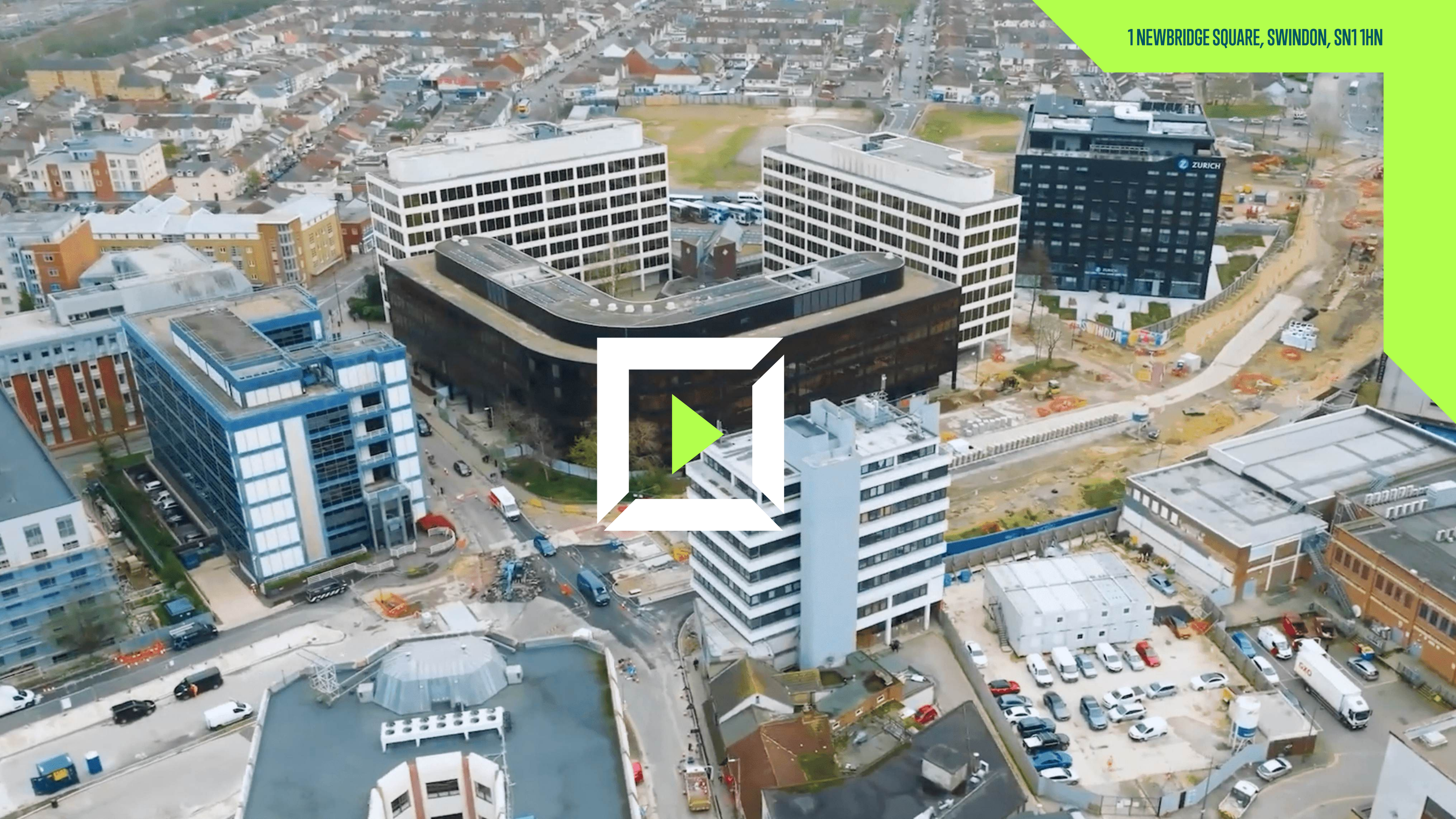
There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council would see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that used to run along the road.

## KIMMERFIELDS

A new 10 acre mixed use office and residential development in the heart of Swindon town centre.

Automatic door
Automatic door

1 NEWBRIDGE SQUARE, SWINDON, SN1 1HN



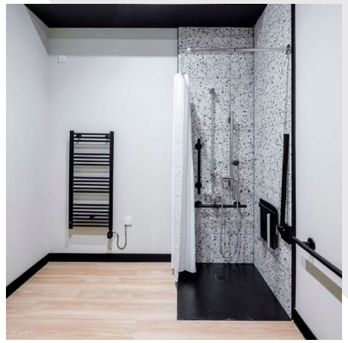
# ARCHITECT BLOCK PLAN

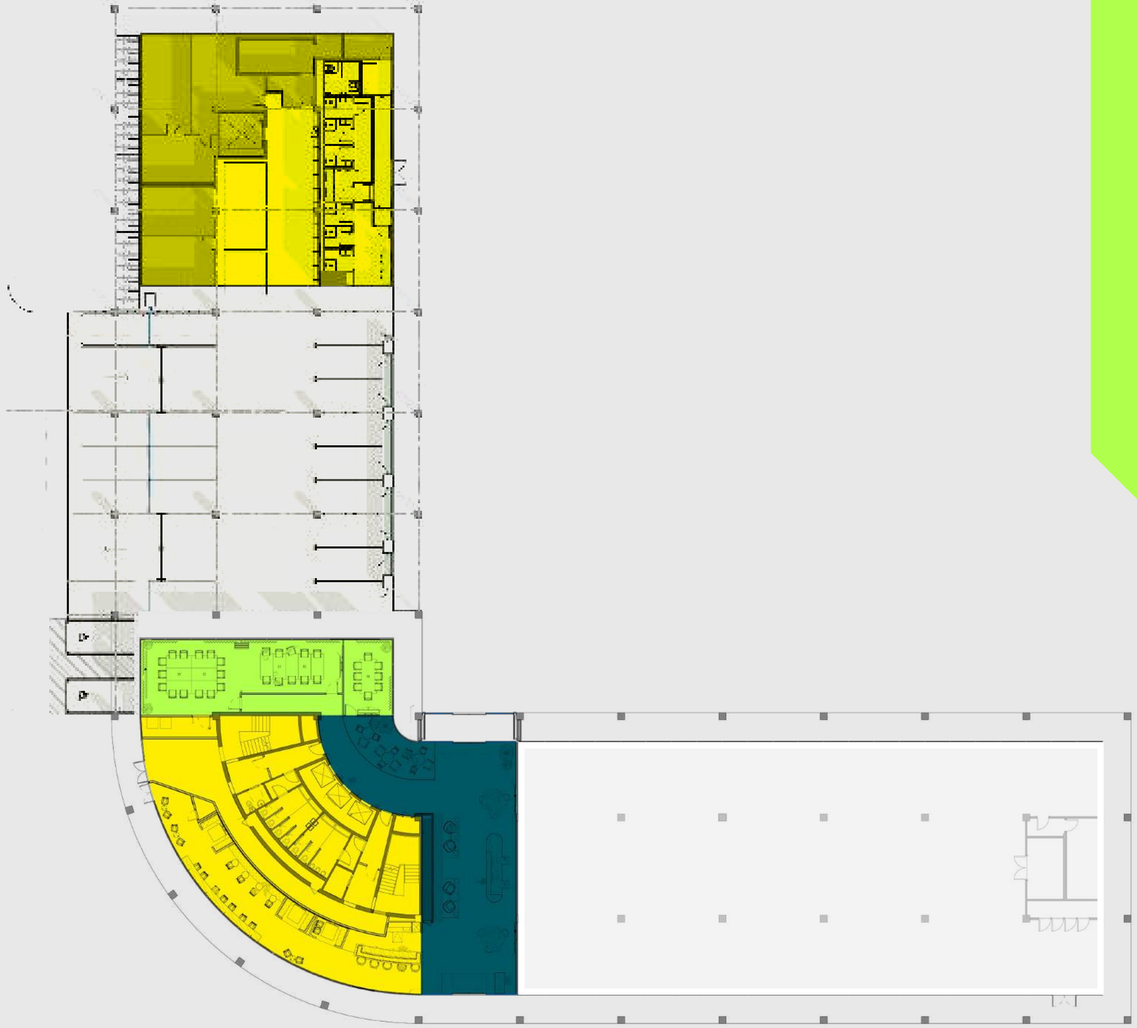
- A space to re-energise
- On-site fitness facilities available
- Shower amenities

- On-site vehicle parking & charging stations
- Electric scooter and bicycle zones
- Drop off and collections area

- Welcoming reception area with concierge
- Flexible meeting rooms
- Event and wellness space

- Supportive neighbouring businesses
- Variety of on-site local retailers





Plans not to scale. For identification purposes only.

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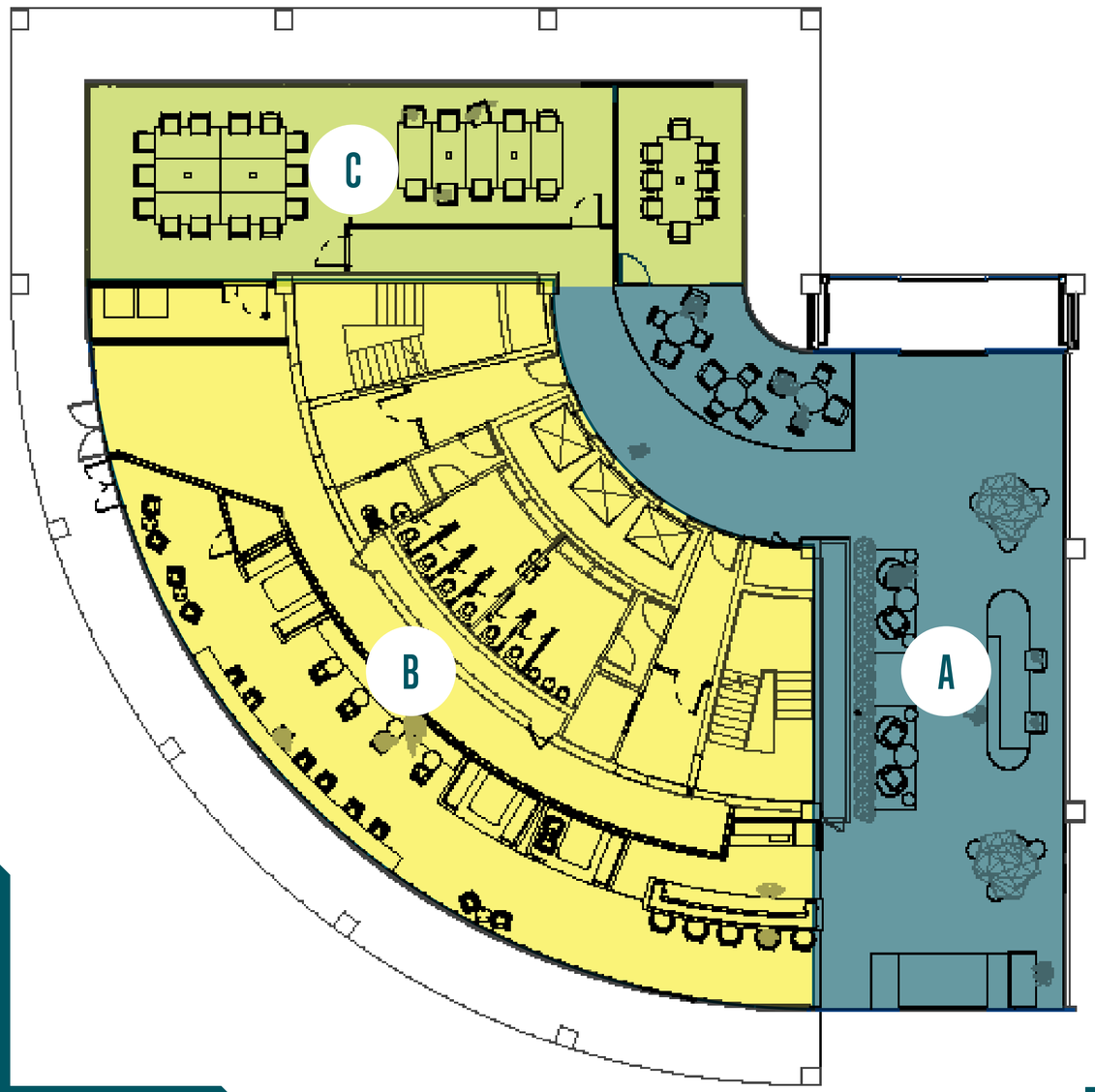
# GROUND FLOOR PLAN




**A**

- Key transitional space
- Client focused concierge
- Media content
- Biophilic experience

**B**

- Open refreshments area
- Interactive spaces
- Collaboration space
- Seamlessly connected technology

**C**

- Meeting room suite
- Flexible for various work modes
- Versatile event space
- Direct access to media

Plans not to scale. For identification purposes only.

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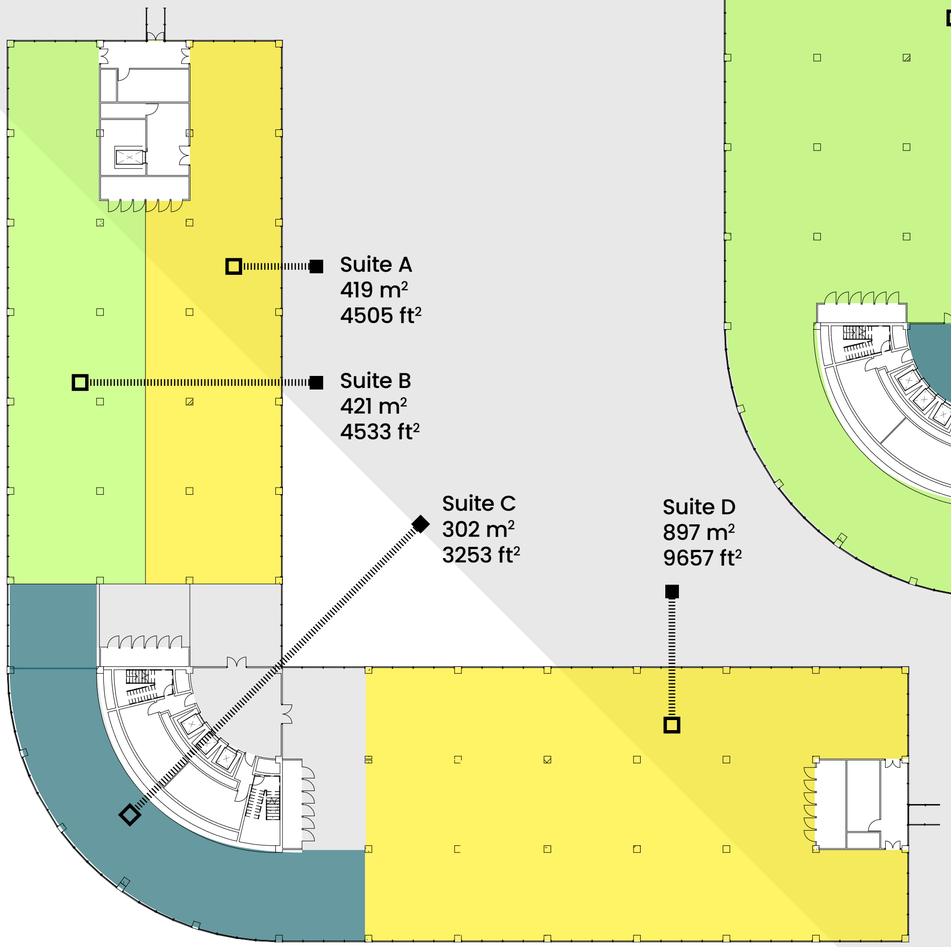
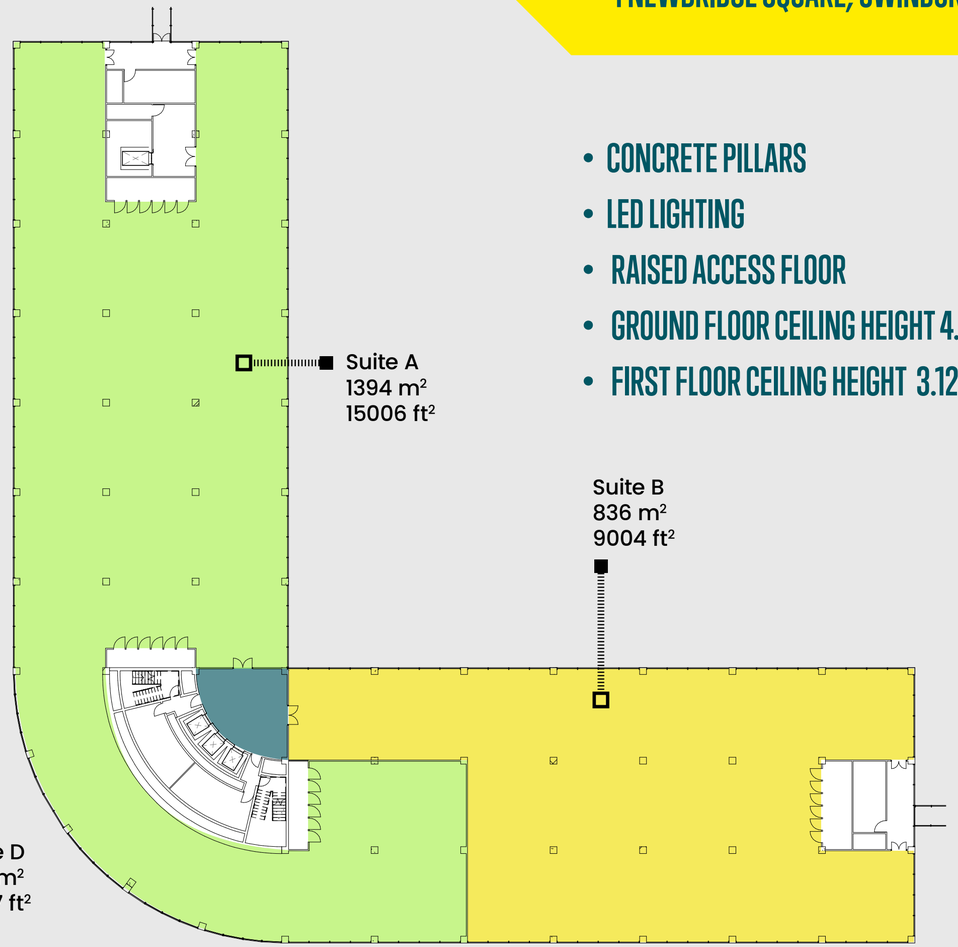
# UPPER FLOOR PLANS

- FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS
- SUITES AVAILABLE FROM 3,000 SQFT UP TO CIRCA 96,000 SQFT
- OCCUPANCY RATIO 1:8 SQM PER PERSON




- CONCRETE PILLARS
- LED LIGHTING
- RAISED ACCESS FLOOR
- GROUND FLOOR CEILING HEIGHT 4.23M
- FIRST FLOOR CEILING HEIGHT 3.12M

THESE FLOORPLANS ARE EXAMPLES OF LAYOUT FLEXIBILITY.

Plans not to scale. For identification purposes only.

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# JOURNEY TO NET ZERO CARBON

## A VISION

**We envisage a climate-positive environment through delivering a whole life carbon approach. With a future proof building combined a solid eco-strategy 1 Newbridge Square provides a healthy, sustainable, and productive business setting.**

On our journey to zero net carbon, we implement an environmental management system which minimises onsite energy usage.

We specify materials and products which have a low-carbon impact to ensure we stay on track towards NZC goals and EUI targets.

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# TALK TO US


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