3 NEWBRIDGE SQUARE, SWINDON, SN1 1BY

3 NEWBRIDGE SQUARE

HIGH QUALITY OFFICES

500 - 15,000 SQ FT
SPACE AVAILABLE

3 NEWBRIDGE SQUARE
ZURICH

CONTENTS

04 EXPERIENCE WORK THIS WAY
06 ANYTHING BUT SQUARE
08 MODERN OFFICES
11 WHERE WELLNESS WORKS
12 IN THE HEART OF THE ACTION
14 A DESTINATION
16 A VISION
18 THIRD & SIXTH FLOOR
20 SEVENTH FLOOR
22 TALK TO US

Discover 3 Newbridge Square, an eight-storey office building in the vibrant heart of Swindon town centre. Ideally located next to the main bus station and just a short walk from the railway station and town centre amenities.

This modern building offers bright, spacious office spaces with stunning views across the town from the upper floors. Enjoy stylish common areas, including meeting rooms, break-out spaces, and a business hub, designed to help your business thrive.

EXPERIENCE WORK THIS WAY

WORK-LIFE COMMUNITY

3 Newbridge Square brings together an engaging community of like-minded professionals and businesses that elevate each other on a daily basis. This people-focussed environment provides opportunities for collaboration and new business contacts that is unique in Swindon.

Working at 3 Newbridge Square provides a perfect blend of productivity and work-life balance, giving your business a competitive edge.

ANYTHING BUT SQUARE

SETTING THE STANDARD

3 Newbridge Square offers a unique work experience where every detail has been designed to meet your needs. This building not only keeps pace with modern demands but sets the standard, providing the ideal contemporary workspace.

IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

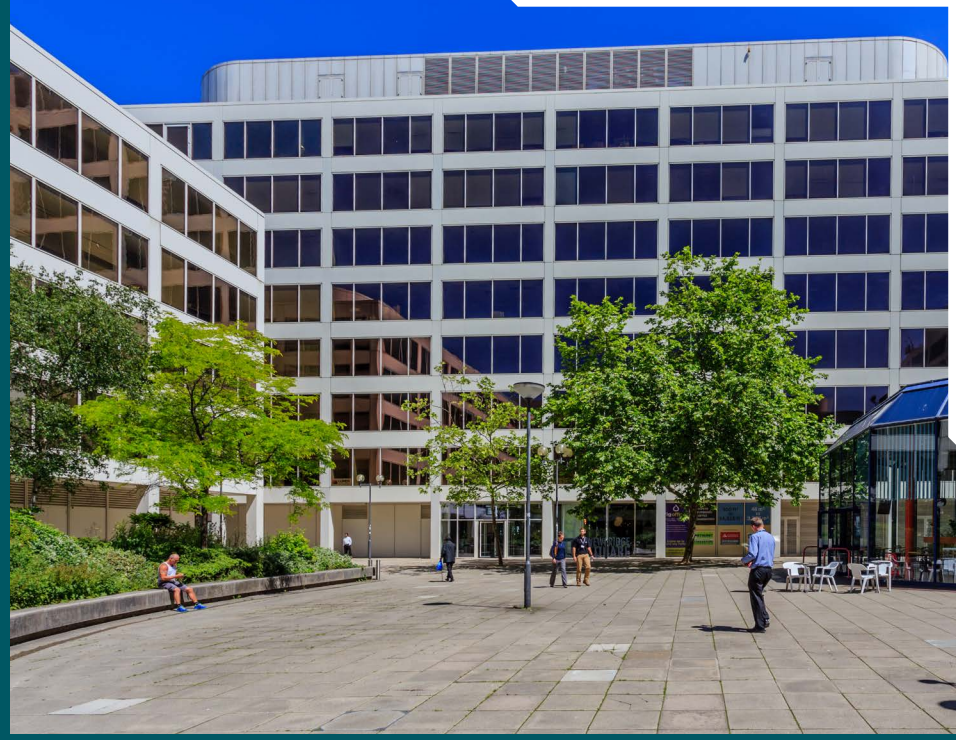
MODERN OFFICE WITH BRIGHT OPEN FLOORS

S

THE BUILDING

Office space is available from 500 – 15,000 sq ft (48–1,393 sq m) and has been refurbished to a high specification that comprises the following:

- VAV air conditioning
- Fully accessible raised floors
- New suspended ceilings with LED lighting
- WC New WC's
- Dedicated reception
- Bookable meeting rooms
- Two 8 person passenger lifts plus a goods lift
- Car parking



WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE AND PLANET FIRST.

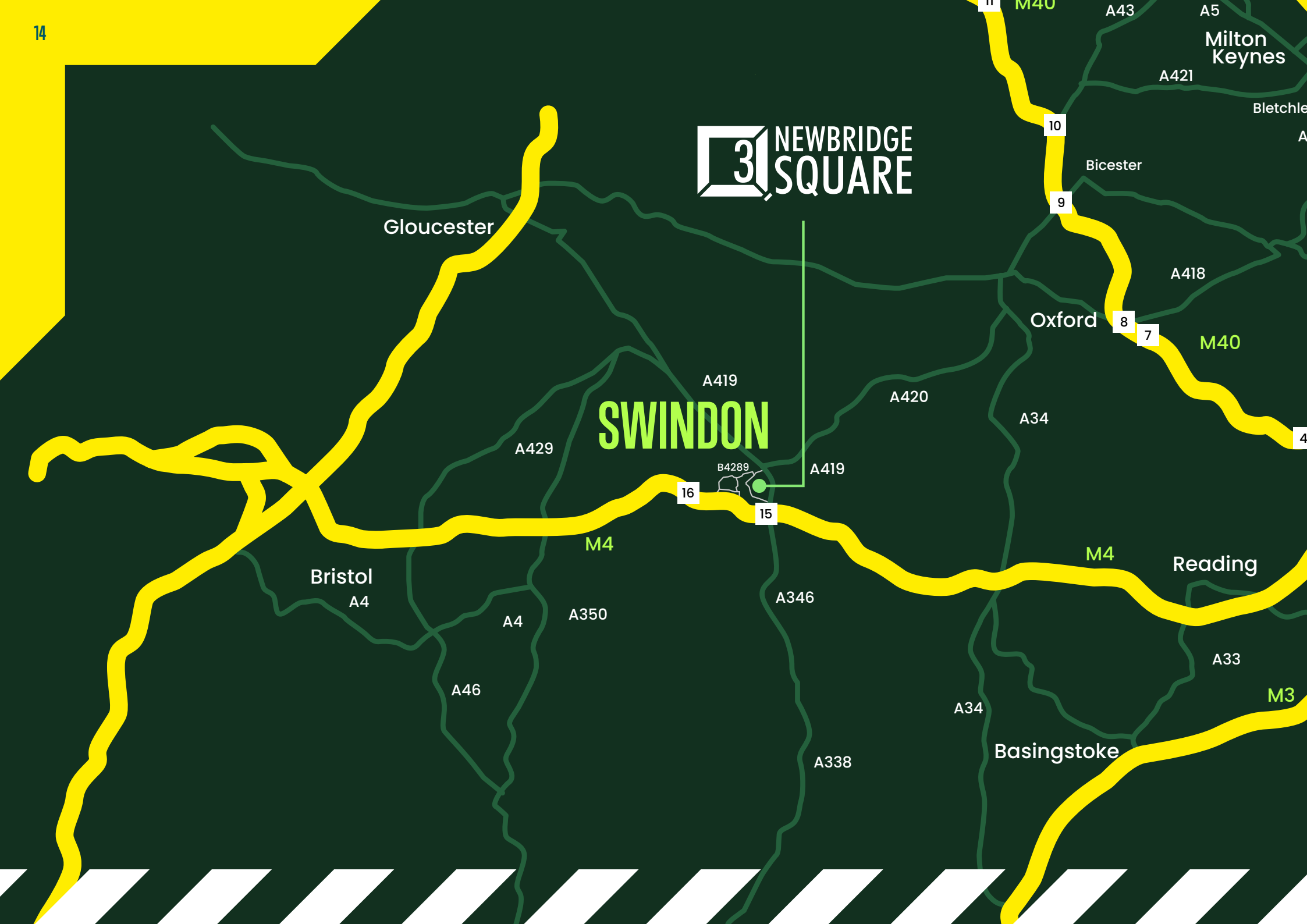
- CYCLE & SCOOTER PROVISIONS
- ENERGY EFFICIENT VAV SYSTEM
- BUSINESS LOUNGE & RECEPTION
- SHOWERING FACILITIES
- CAR PARKING
- EPC B
- DEDICATED RECEPTION
- CONCIERGE SERVICE

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.

TO LET
HIGH QUALITY OFFICES
CONTACT
3 NEWBRIDGE SQUARE



NEWBRIDGE SQUARE
SWINDON
Gloucester
Bristol
Oxford
Milton Keynes
Bicester
Reading
Basingstoke
M40
M4
M3
A43
A5
A421
A418
A419
A420
A34
A429
A4
A350
A346
A46
A338
A33
B4289
10
9
8
7
16
15

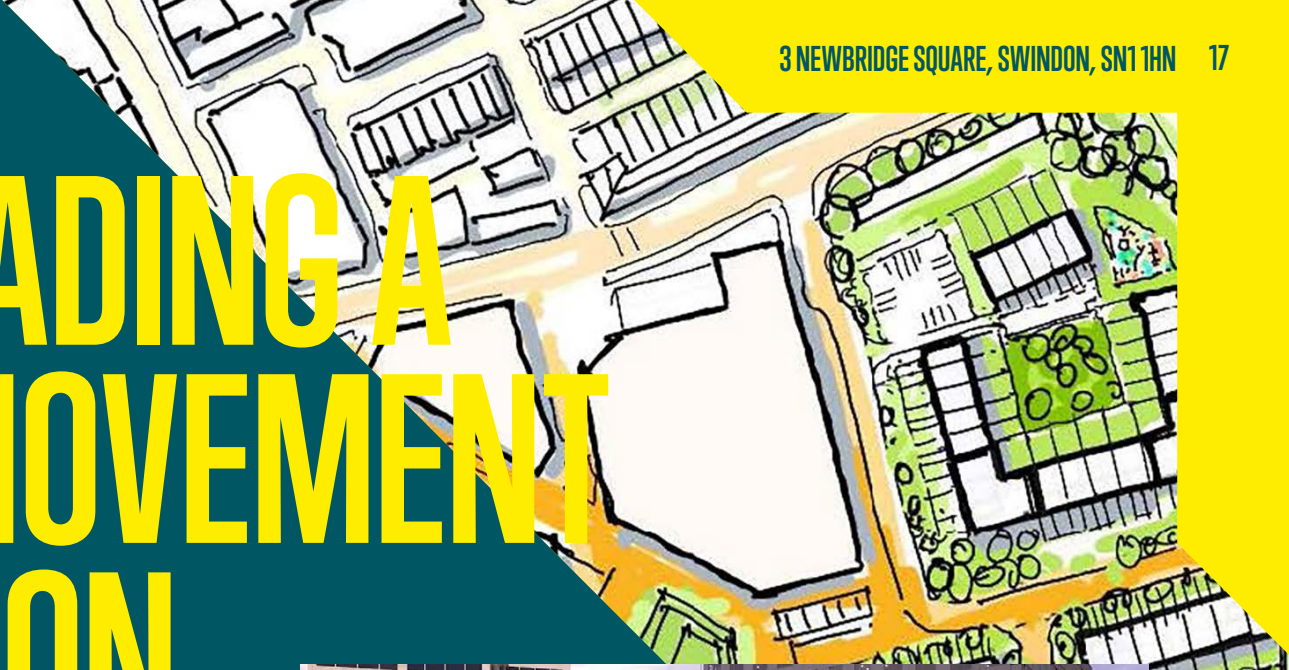
A DESTINATION

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

ZÜRICH
ART

SPEARHEADING A LARGER MOVEMENT IN SWINDON



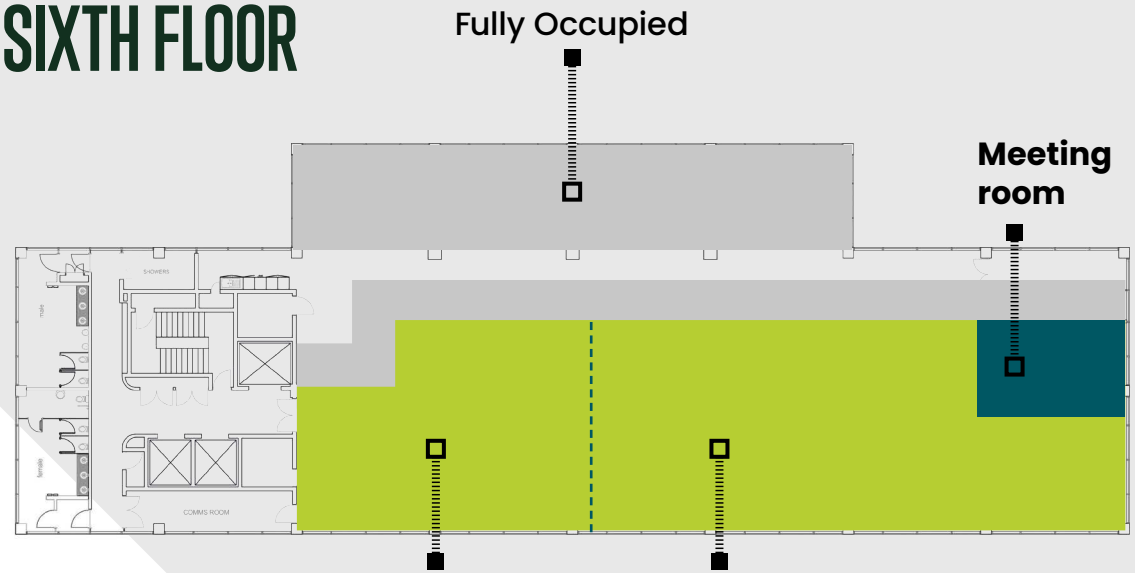
Swindon Borough Council and local developers are working closely to bring forward over £1 billion of major new development projects in the town centre, comprising of a multi-purpose civic space incorporating a new museum exhibition space and a 1,200 seat arena.

There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council which will 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

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

THIRD AND SIXTH FLOOR

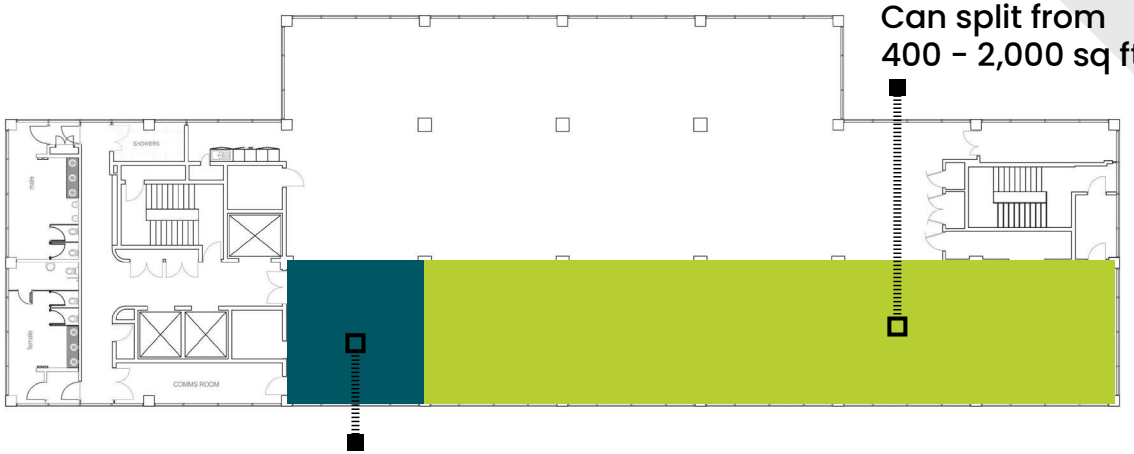
SIXTH FLOOR



6th Floor
Available
1,000 sq ft

6th Floor
Available and fully furnished
1,972 sq ft

THIRD FLOOR



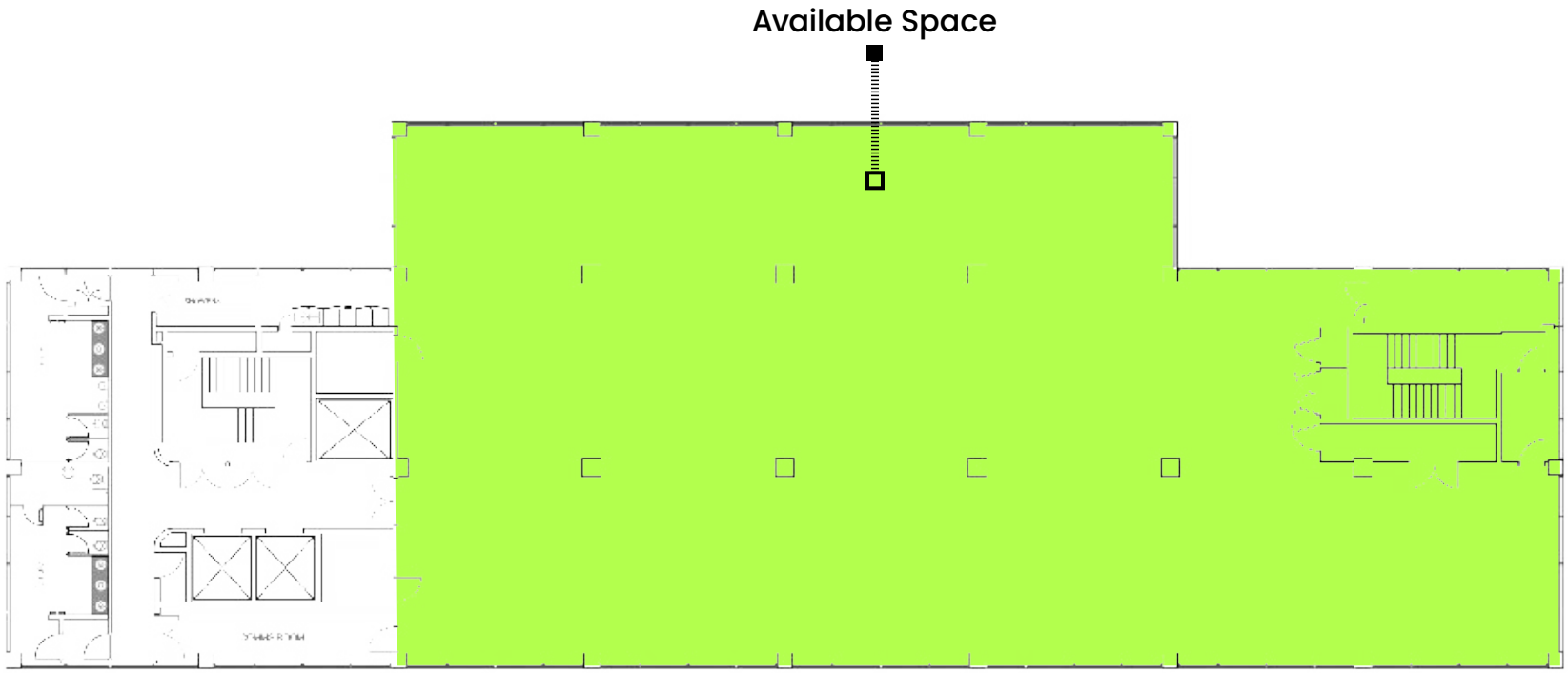
3rd Floor
Can split from
400 - 2,000 sq ft

Kitchen

Plans not to scale. For identification purposes only.

SEVENTH FLOOR PLAN

This bright, spacious, high specification office space can be taken as a whole or split to accommodate your requirements from 1,037 sqft or more. The seventh-floor location offers excellent views over Swindon, adding an extra level of exclusivity to your office.



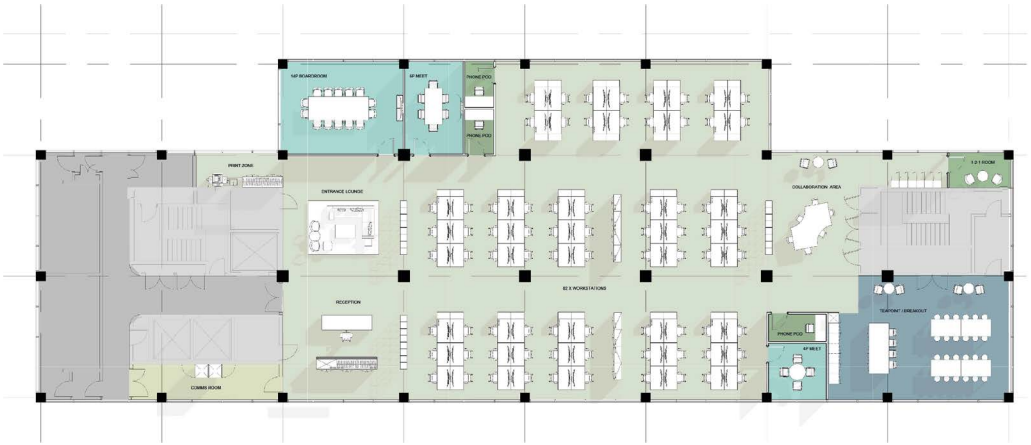
Plans not to scale. For identification purposes only.

OPEN & SPLIT FLOOR PLANS

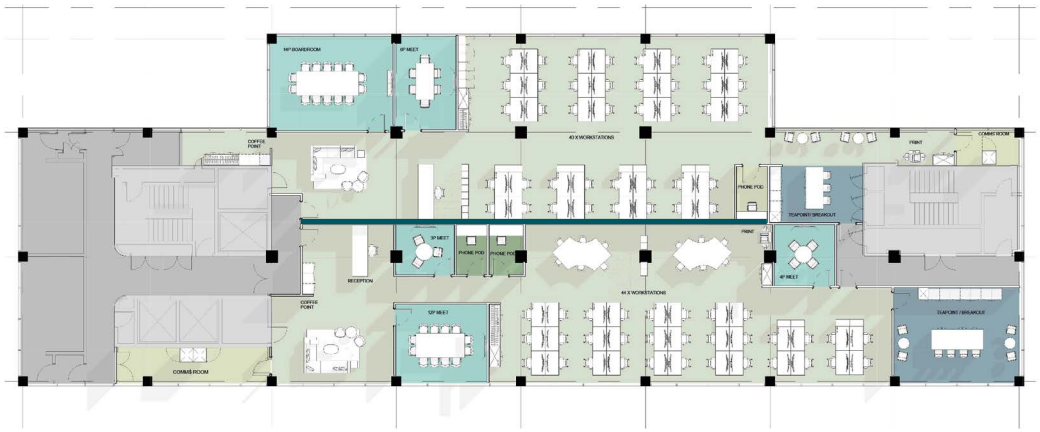
FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS

SEVENTH FLOOR

Single Tenant Option



Two Tenant Option



THESE FLOORPLANS ARE EXAMPLES OF LAYOUT FLEXIBILITY.

Plans not to scale. For identification purposes only.

3 NEWBRIDGE SQUARE

TALK TO US

BNP PARIBAS REAL ESTATE

Rupert Elphick
07721 459 726
rupert.elphick@realestate.bnpparibas

loveday

Bradley Forbes
07786 554245
bradley@loveday.uk.com

SMETHURST

Daniel Smethurst
07990 064334
daniel@smethprop.co.uk

FI REAL ESTATE MANAGEMENT

Ben Knights
07553723645
bknights@fi-rem.com

0845 500 6161
www.fi-rem.com
enquiries@fi-rem.com

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. April 2024.