

TO LET
HIGH QUALITY OFFICES IN AN
ESTABLISHED BUSINESS PARK LOCATION
7,500 – 15,800 SQ FT (697 – 1,468 SQ M)

DELTA 200

DELTA BUSINESS PARK
WELTON ROAD
SWINDON
SN5 7XB

LOCATION

Swindon is the principal town and the main commercial centre for Wiltshire. The town lies approximately 40 miles (64 km) east of Bristol, 80 miles (129 km) west of London, 47 miles (76 km) west of Reading and 30 miles (48 km) south west of Oxford.

The town has good road communications being located adjacent to the M4 motorway (Junctions 15 and 16), which provides access to the M25 motorway and London to the east, and Bristol, the M5 motorway and South Wales to the west. The A417/419 trunk road, which runs from the M4 (Junction 15) to the M5 at Gloucester to the north, is now a dual carriageway for the majority of the route which provides convenient access to the South West, South Wales and the North.

TRAVEL

Rail services to London, Wales and the South West	London Paddington	55 mins
	Cardiff	1 hr 5 mins
	Bristol	30 mins
Heathrow has over 69 million passengers annually	Bristol	49 miles (79 km)
	Cardiff	84 miles (135 km)
	Heathrow	68 miles (110 km)

OCCUPIERS

Swindon has attracted some high profile occupiers including Nationwide Building Society, Zurich Insurance, British Telecom, Honda,The National Trust and Nokia who have been attracted by the excellent communications links and affordable high quality office accommodation.

Nationwide Building Society

WHSmith

ZURICH

National Trust



DESCRIPTION

The available space comprises the first floor of this detached headquarters office building, which can be split to provide from c.7,500 sq ft (697 sq m) up to a whole floor of 15,800 sq ft (1,468 sq m).

The building benefits from a central light well providing a well-lit working environment along with an attractive car parking ratio of 1 space per 245 sq ft, along with addiotional on street parking in the immediate vicinity.

The specification includes:

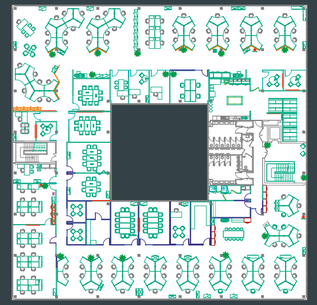
- 50mm raised access floors
- Suspended ceiling with inset LED lighting
- Air conditioning
- EV charging points
- Full height strip glazing throughout
- Male and female WC facilities within the common areas
- EPC
- Lift from ground floor lobby



ACCOMMODATION

First floor from c.7,500 sq ft up to 15,800 sq ft.

The property sits on a large site of 0.91 hectares (2.24 acres), reflecting a low density of 33%.



First floor fit out

DELTA 200









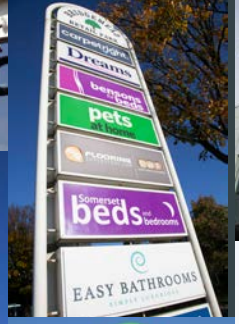






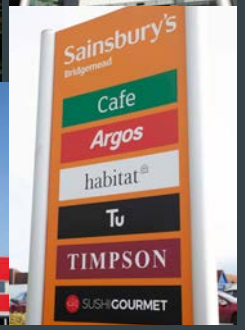














EPC

Please contact the agents for further information.

TERMS

The accommodation is available by way of a new effectively full repairing and insuring lease direct with the Landlord for a term to be agreed.

VIEWING

By appointment with the joint sole agents.

SMETHURST
PROPERTY CONSULTANTS
01793 847 470
www.smethurstpropertyconsultants.co.uk

DANIEL SMETHURST
01793 847 470
daniel@smethprop.co.uk

Knight Frank

ANDY SMITH
07443 983 253
Andy.Smith@knightfrank.com



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WL/HTC Hollister HD2547 12/2022

DELTA 200

DELTA BUSINESS PARK
WELTON ROAD
SWINDON
SN5 7XB