WHITEHILL HOUSE

Opportunity

More than a workspace

Situated in a strategic location, just off Junction 16 of the M4, and prominently positioned on Swindon's premier business park, Windmill Hill.

The building has been fully refurbished to an exceptionally high standard, providing the opportunity to acquire Grade A office space. The building sits within its own landscaped grounds and offers high specification, open plan floors capable of subdivision.

Grade A Space

Attention to the details

Targeting BREEAM In-Use Very Good

EPC B Rating

Fully accessible raised floors

LED Lighting and new suspended ceilings

New VRF air conditioning

WCs & showers on each floor

Excellent parking ratio 1:199 sq ft

7 EV Charging points

WHITEHILL HOUSE

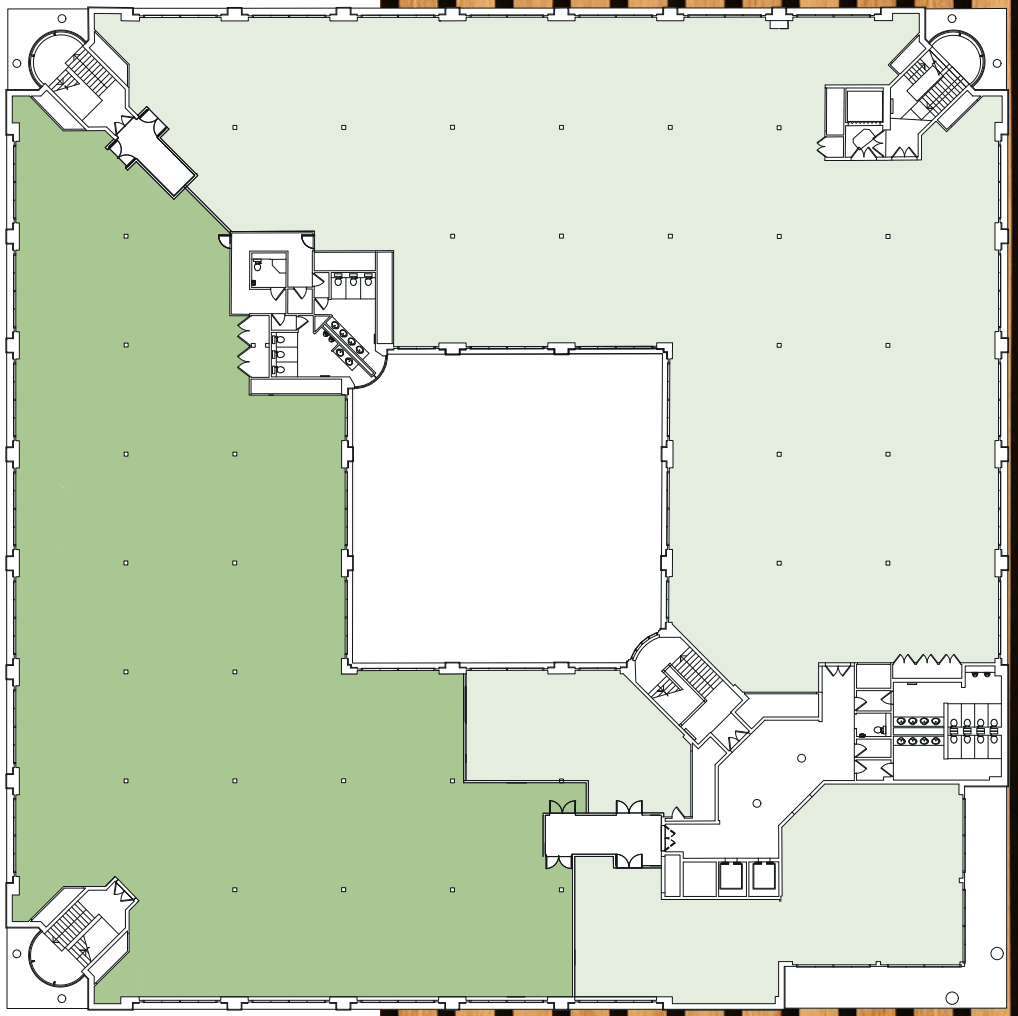
WHITEHILL HOUSE

Availability

Efficient and flexible space 3,486 sq ft – 14,730 sq ft

The building provides a flexible layout that allows for bespoke occupier solutions. The landlord can offer a range of options as a designed solution including Cat A and B fitout if required.

Available space is flexible and can be split into multiple smaller areas based on tenant requests.



Available Let

SECOND FLOOR

Floorplate

Flooded with natural light

Whitehill House provides Grade A office space arranged around a central courtyard, over lower ground, ground and two upper floors. The space itself benefits from excellent natural light, raised access floors and new VRF air-conditioning.

Community

A thriving business environment

Windmill Hill Business Park is considered the premier business park in Swindon incorporating c.651,000 sq ft of office accommodation.

The park provides an attractive working environment with a perfect mix of low site density, mature landscaping, lakes and pedestrian walkways to the local shops, easy connections to the Wiltshire cycleway.

Occupiers include:

vodafone
Handelsbanken
ARVAL BNP PARIBAS GROUP
Regus
Cable&Wireless Communications
RWE

Wellness

More than you imagined

Landscaped park environment

Lakes and walkways

Dedicated estate management

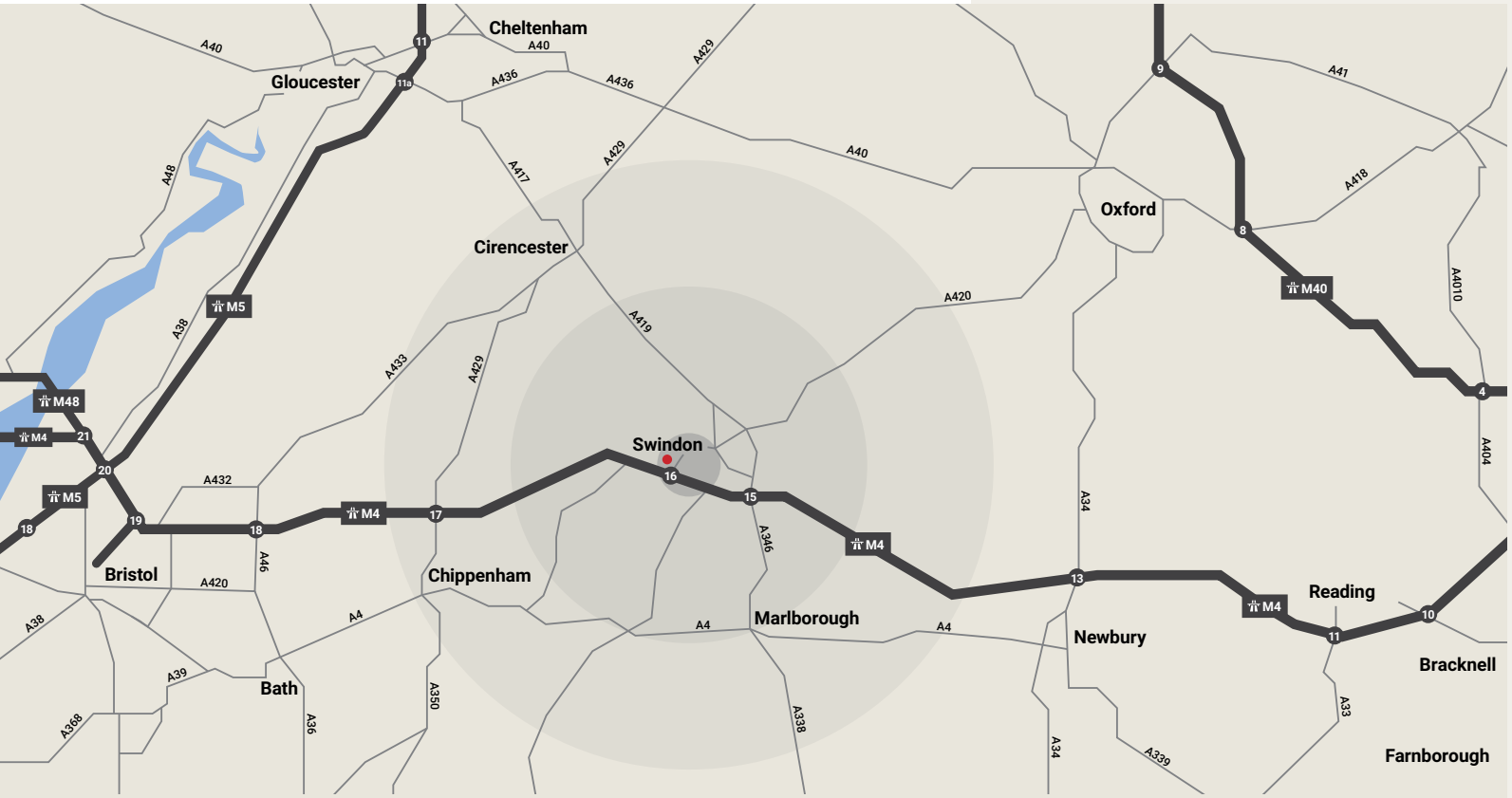
24-hour security service and CCTV

On-site nursery

Adjacent to Londis, Subway and Costa

Adjacent Hilton Hotel with conference facilities

Nearby Premier Inn and Brewers Fayre



M4 J16	SWINDON	OXFORD	BRISTOL	READING	LONDON	BIRMINGHAM
1 MINS	5 MINS	30 MINS	30 MINS	35 MINS	50 MINS	75 MINS

BRISTOL	READING	ELIZABETH LINE	SLOUGH	PADDINGTON	BIRMINGHAM
30 MINS	30 MINS	30 MINS	40 MINS	50 MINS	55 MINS

Swindon

Central connections

Swindon is the principal town and the main commercial centre for Wiltshire. The town has excellent 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 dual carriageway links the M4 (Junction 15) to the M5 at Gloucester to the north.

WHITEHILL HOUSE
Windmill Hill Business Park
Whitehill Way
Swindon
SN5 6PE

/// flow.soothing.boast

WHITEHILL HOUSE

WINDMILL HILL BUSINESS PARK | SWINDON | SN5 6PE

TERMS
The property is available by way of a new full repairing and insuring lease direct from the Landlord for a term of years to be agreed.

SERVICE CHARGE
Available on request.

LEGAL COSTS
Each party is to be responsible for its own legal costs incurred during any transaction.

BUSINESS RATES
Further information is available from the Local Rating Authority, Swindon Borough Council.

ANTI MONEY LAUNDERING
The successful lessee will be required to provide the usual information to satisfy the AML requirements.

EPC
Available on request.

VAT
All figures quoted are exclusive of VAT.

FURTHER INFORMATION
For further information please contact the sole joint agents:

Knight Frank

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

SMETHURST

DANIEL SMETHURST
daniel@smethprop.co.uk
07990 064 334

IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer, an invitation or a contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank or Fletcher Morgan in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank or Fletcher Morgan has no authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, Fletcher Morgan, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or document supplied or otherwise made available to any interested party or its advisers in connection with the Proposed Transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP and Fletcher Morgan may be required to establish the identity and source of funds of all parties to property transactions.

Designed and Produced by www.kubiakcreative.com 214687 09/23