HOLBROOK HOUSE

REFURBISHED OFFICES

FROM APPROXIMATELY

918-10,753 sq ft

(85-999 sq m)



STATION ROAD SWINDON SN1 1HH

LOCATION

Situated in the heart of Swindon Town Centre, Holbrook House is approximately 300 yards from the mainline railway station.

Rail Journeys
Just under 50 minutes to London Paddington.
Just over 20 minutes to Bristol Parkway.

The Great Western Way is approximately 3 minutes away and provides easy access to the M4. The Great Western Way also leads to Cirencester, Gloucester and the M5 to the North.

The Town Centre and the Outlet Centre are both within walking distance thus providing a wealth of retail and pub/restaurant offers.





DESCRIPTION

Holbrook House provides good quality offices arranged over ground and four upper floors. It is a multi-occupied building with a manned reception and 24 hour access is available.

The first and second floors have been refurbished and now includes a raised floor and air conditioning system. Each floor has two access points off the common parts and offers large open plan floorplates which are available in their entirety or by way of subdivision to suit smaller requirements.

There are two smaller suites on the ground floor. The accommodation is available by way of new effective full repairing and insuring service charge leases for a term of years to be agreed.







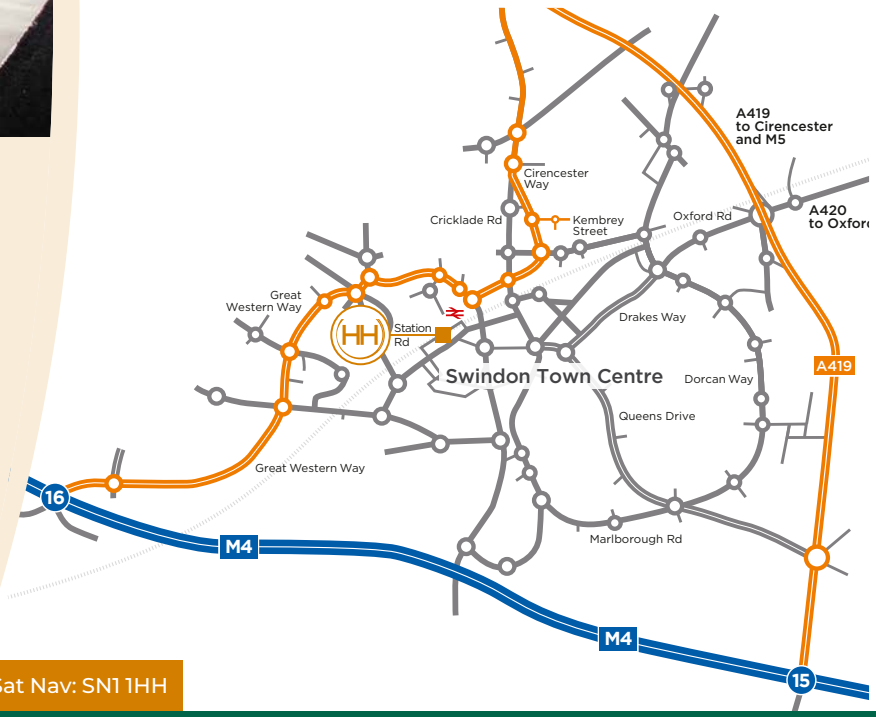
ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground Floor	918	85
Ground Floor	1,732	167.22
First Floor	7,970	740.44
Second Floor	2,783	258.55

Individual requirements from approximately 2,000 sq ft (185.8 sq ft) can be accommodated.

SPECIFICATION

- Refurbished manned reception
- Twin passenger lifts
- Fully accessible raised floors
- Air conditioning on first and second floors
- Suspended ceilings incorporating LED lighting
- Carpeting and redecoration throughout
- Flexible floor plates for cellular or open plan layout
- Male & female WC's on each floor
- Shower facilities
- Refurbished common areas
- Private on site car parking



Sat Nav: SN1 1HH

LEGAL COSTS

Each party to bear its own legal costs in any transaction.

VAT

VAT will be added to the rent and service charge.

EPC

The suites have an EPC rating of C (62).
The certificate is available for inspection.

VIEWING

Viewing and further information is strictly by prior appointment through the joint sole agents.

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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. AK/S Hollister 2524 07/22.

