Edison Park Swindon

Outstanding Workspace Solutions
Self-contained office accommodation

Modern Office Park | Self-Contained Suites | Well Connected | Flexible and Competitive Terms

Edison Park Swindon

Introduction
Location
Occupants
Lancaster House
Richmond House
Warwick House
York House
Contact

Introduction

Edison Park offers a range of self-contained office buildings in a landscaped and secure setting, with a generous provision of allocated car parking (1:400 sq ft). Office space is available on flexible agreements and highly competitive terms.

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York House

Warwick House

Lancaster House

Richmond House

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Location

(Sat Nav – SN3 3RB)

The park is conveniently located on the eastern side of Swindon, in the Dorcan area, just 2 miles from Junction 15 of the M4 motorway and moments away from the A419, giving easy access to the A420 Cirencester and the M5 at Junction 11a.

Click to view

Google Maps

Street View

Google Earth

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Occupants

- BeWiser Insurance
- Cole Easdon
- Newsquest
- ITEL
- ON Semiconductors

Local companies

- WH Smith
- Patheon
- TE Connectivity Ltd
- INTEL
- Nationwide
- Jaguar Land Rover

Nearby Amenities

- Greenbridge Retail & Leisure Park
- Morrisons
- Nuffield Health, Fitness & Wellbeing Centre
- Simply Gym
- Holiday Inn
- Marriott Hotel
- Broome Manor Golf Complex
- Coate Water Country Park
- Excellent country pubs in Wanborough

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Lancaster House

2,505 – 6,042 sq ft (233 - 561 sq m)

- Kitchenette areas
- Suspended ceilings
- Recessed lighting
- Allocated car parking spaces
- Feature hardwood finishes
- EPC rating B
- EPC rating C (Unit 2)
- Fitted offices (Unit 3)
- IT cabling (Unit 3)
- Meeting rooms (Unit 3)
- Lab area (Unit 3)
- Air Conditioning (Unit 3)

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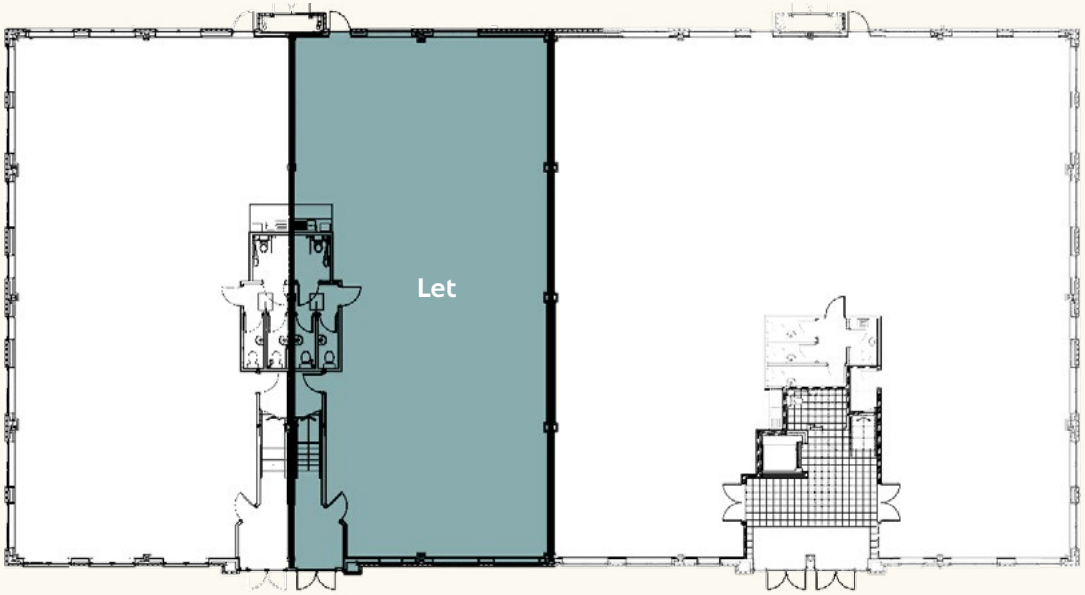
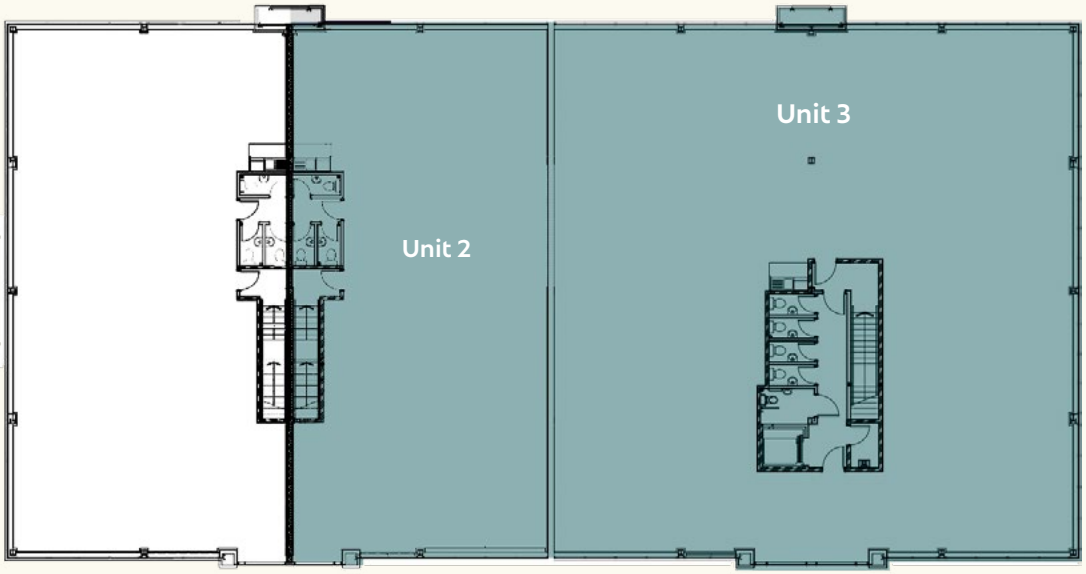


Ground Floor



First Floor

Floorplans

First Floor		
Unit 2	2,576 sq ft	239 sq m
Unit 3	6,042 sq ft	561 sq m

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Richmond House

3,089 – 17,737 sq ft (287 - 1,647.8 sq m)

- Kitchenette areas
- Air conditioning
- Suspended ceilings
- Recessed lighting
- Allocated car parking spaces
- Feature hardwood finishes
- EPC rating B
- Fully accessed raised floors

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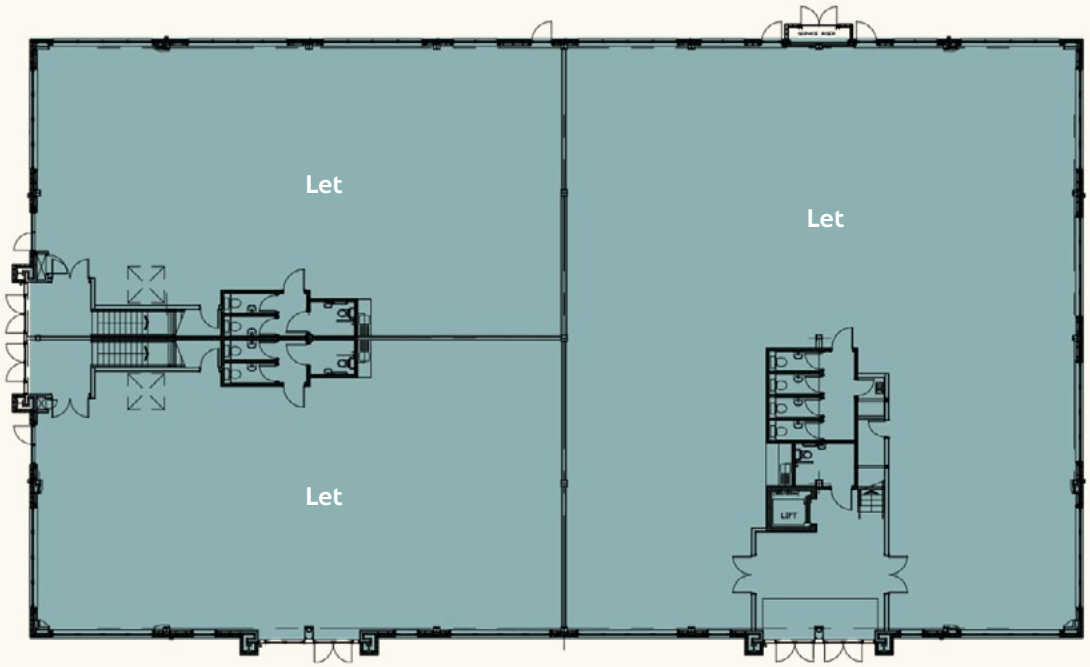
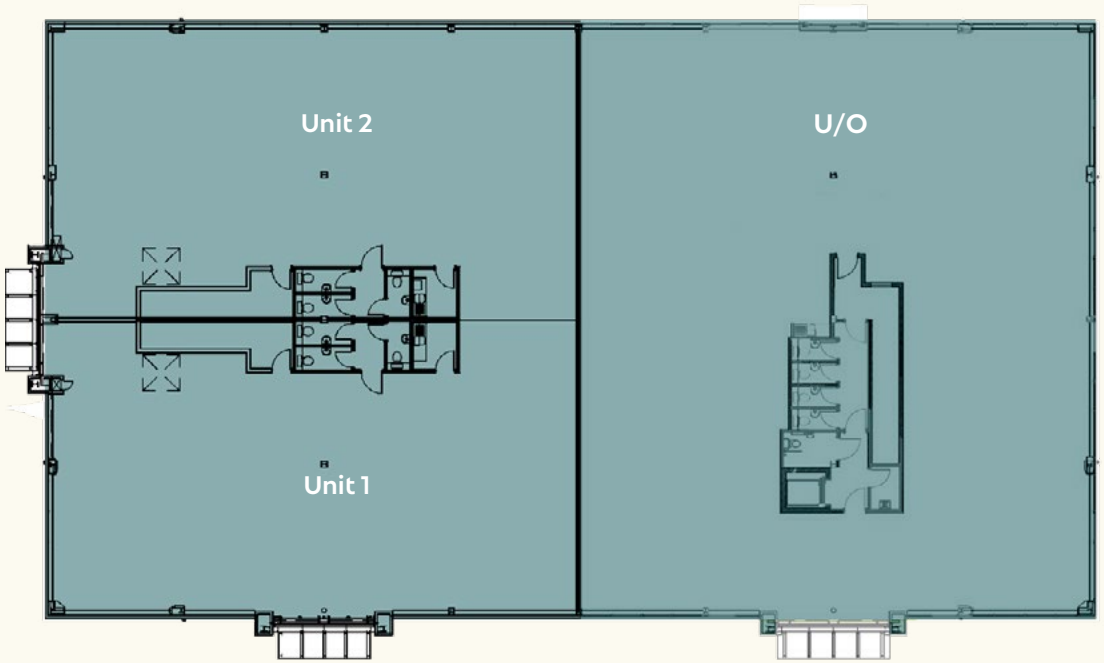


Ground Floor



First Floor

Floorplans

First Floor

Unit 1	3,089 sq ft	287 sq m
Unit 2	3,089 sq ft	287 sq m
Unit 3	Under offer	

Combined

Total	6,178 sq ft	574 sq m

Units 1 & 2 Richmond House are available individually or combined with flexible lease packages, which can be tailored to suit your individual requirements.

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Warwick House

3,005-17,752 sq ft (2791-1,649 sq m)

To be refurbished to a CAT A office specification including:

- **Air conditioning**
- **Recessed lighting**
- **Raised access floors**
- **Suspended ceilings**
- **Kitchenette areas**
- **EPC - to be assessed after refurbishment**
- **44 allocated car parking spaces**

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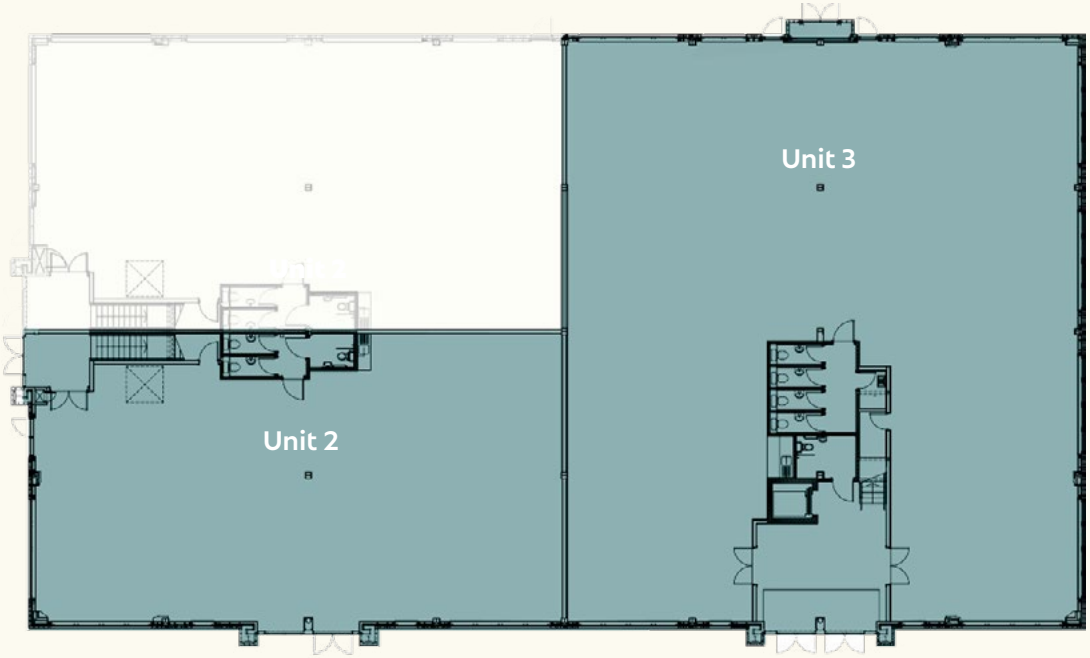
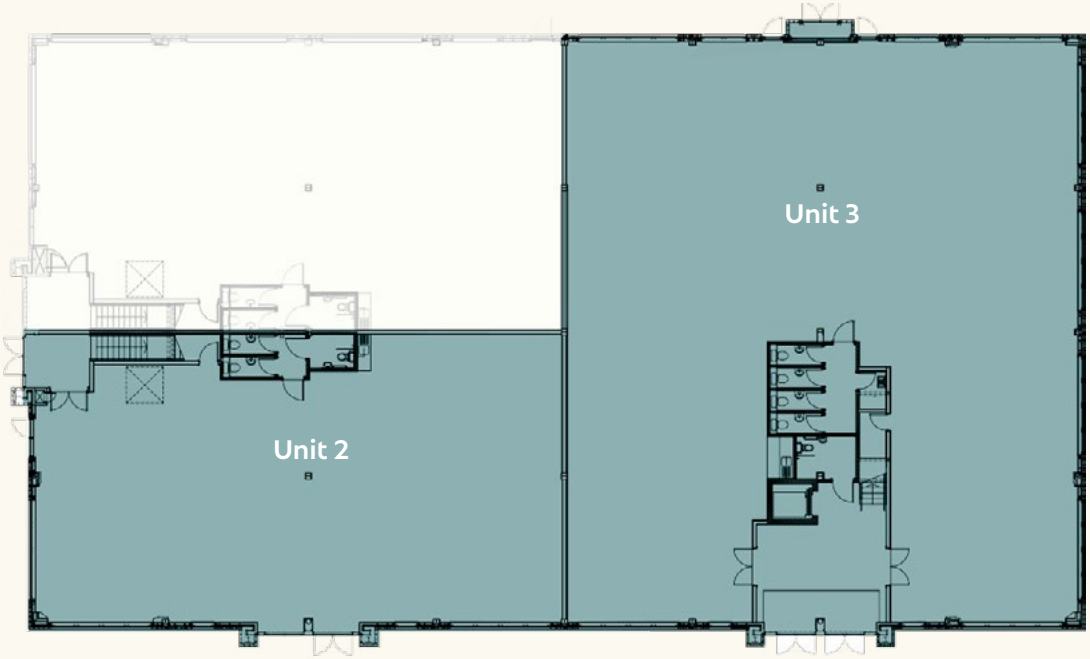


Ground Floor



First Floor

Floorplans

Ground Floor

Unit 2	3,037 sq ft	282 sq m
Unit 3	5,806 sq ft	539 sq m

First Floor

Unit 2	3,005 sq ft	279 sq m
Unit 3	5,904 sq ft	548 sq m

Combined

Total	17,752 sq ft	1,648 sq m

Units 2 & 3 Warwick House are available individually, combined or on a floor by floor basis, with flexible lease packages, which can be tailored to suit your individual requirements.

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York House

2,586 - 15,329 sq ft (240 - 1,424 sq m)

- Kitchenette areas
- Air Conditioning (First Floor only)
- Suspended ceilings
- Recessed lighting
- 38 allocated car parking spaces
- Feature hardwood finishes
- 8 person passenger lift (Unit 4)
- EPC rating – C

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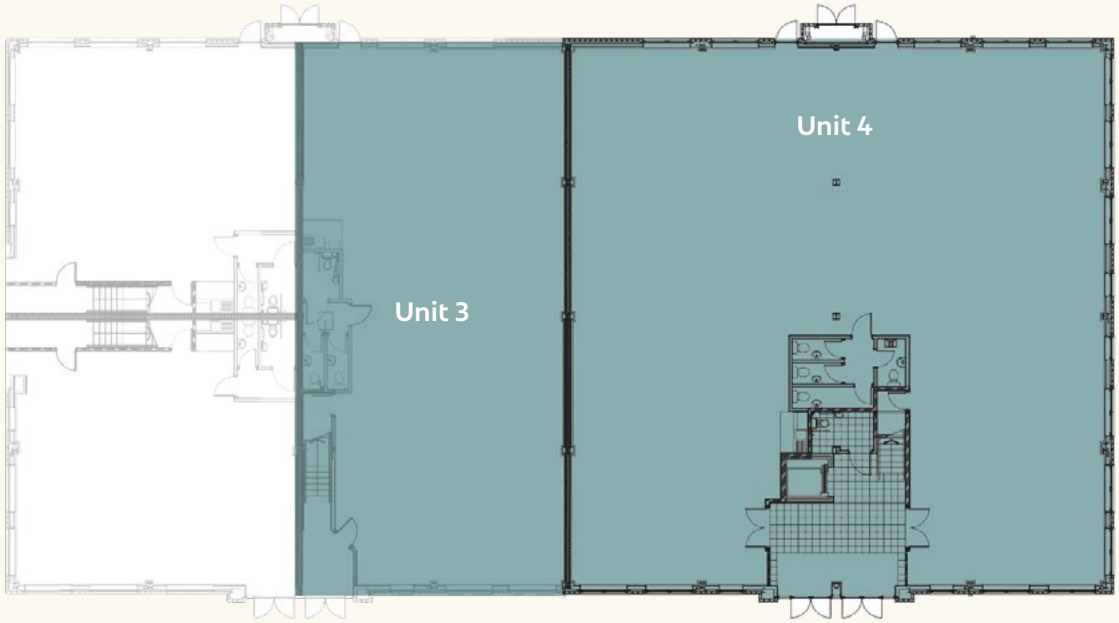
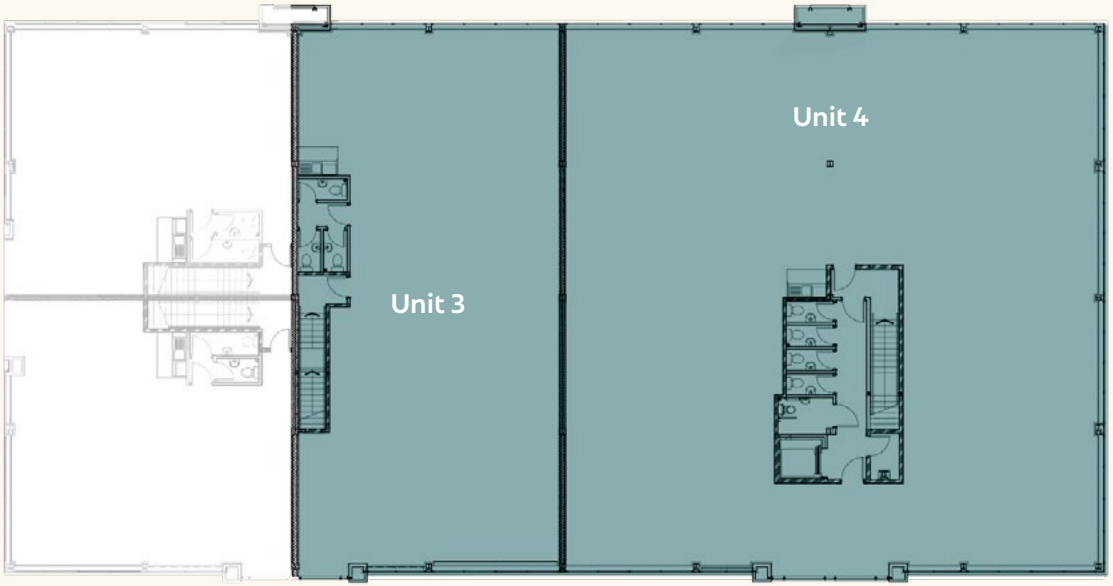


Ground Floor



First Floor

Floorplans

Ground Floor

Unit 3	2,518 sq ft	233.9 sq m
Unit 4	5,044 sq ft	468.59 sq m

First Floor

Unit 3	2,586 sq ft	240 sq m
Unit 4	5,181 sq ft	481 sq m

Combined

Total	15,329 sq ft	1,424 sq m

Units 3 & 4 of York House are available individually, combined or on a floor by floor basis, with flexible lease packages, which can be tailored to suit your individual requirements.

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Tenure

All units are available with flexible lease packages tailored to suit your individual requirements.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewings

For further information or an appointment to view, **please contact**:

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