HURSTWOOD HOLDINGS

GEMINI HOUSE, HARGREAVES ROAD

SWINDON, SN25 5AZ

More Details



SUMMARY

- Plentiful onsite parking
- On site building manager
- Suite sizes to suit all
- Large car park
- Design led breakout areas
- Meeting room amenity

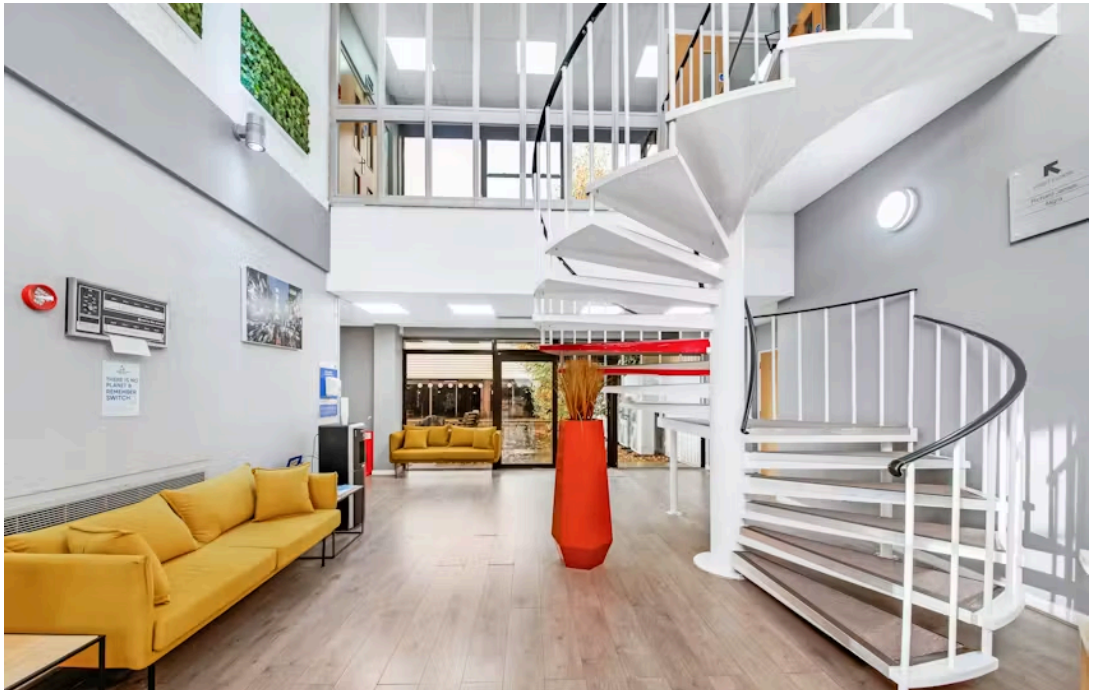
DESCRIPTION

Gemini House offers modern, high-quality office accommodation within an established commercial location in Swindon. The property provides a range of flexible suites suitable for a variety of business requirements, with the ability to accommodate both small and larger occupiers.

The building features open-plan floorplates benefiting from excellent natural light, suspended ceilings with integrated LED lighting, perimeter trunking, central heating, and comfort cooling. Tenants also have access to on-site parking, dedicated kitchen facilities, and shared breakout space, creating a professional and welcoming business environment.

With its modern specification and adaptable layout, Gemini House is ideal for various users seeking high-quality accommodation with excellent accessibility.

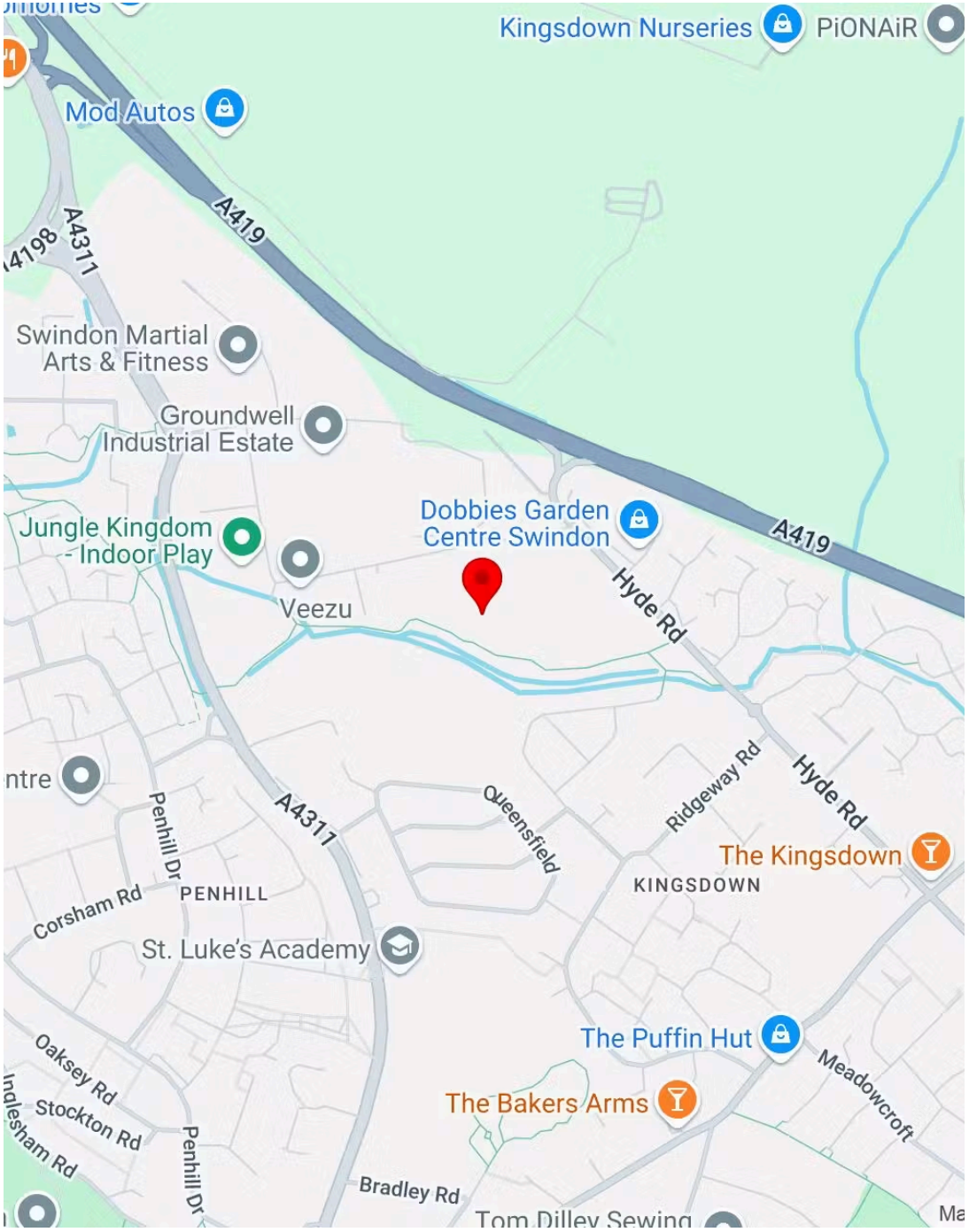




LOCATION

Gemini House occupies a strategic position on Groundwell Industrial Estate, just north of Swindon town centre. The property benefits from immediate access to the A419 dual carriageway, providing fast links to the M4 motorway (Junction 15), the M5, and key regional destinations including Bristol, Reading, and Oxford.

Swindon town centre and railway station are within easy reach, offering regular services to London Paddington, Bristol, and the wider national rail network. The area also benefits from nearby retail, leisure, and food amenities, ensuring convenience for staff and visitors alike.



Gemini House









Gemini House



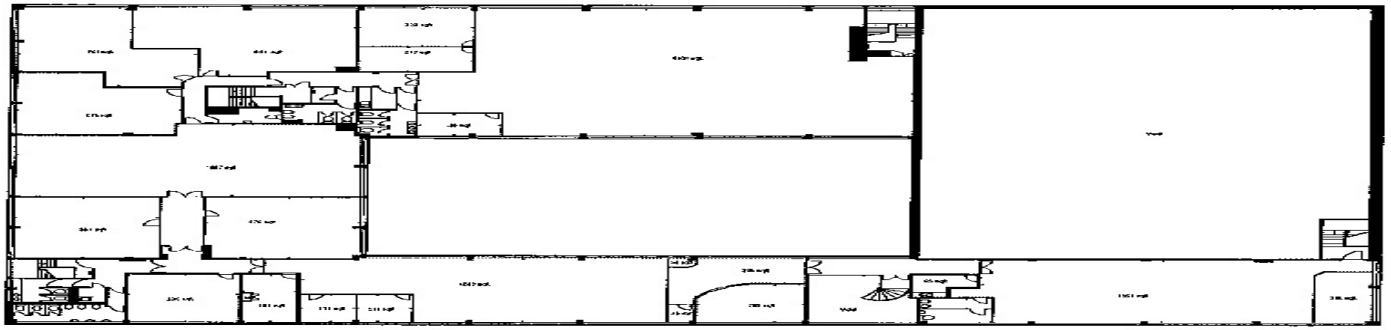




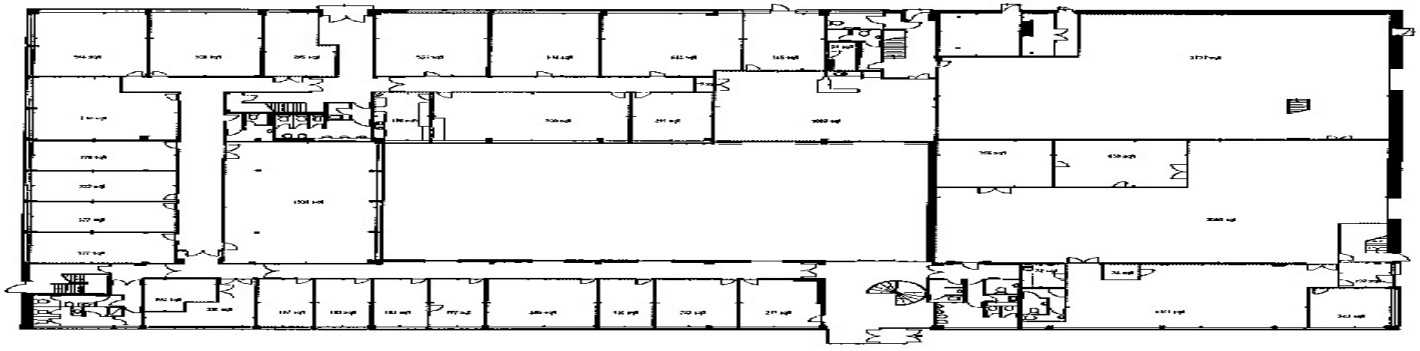




FLOOR PLANS GEMINI HOUSE SWINDON.PDF



FIRST FLOOR



GROUND FLOOR

APPROX. NET INTERNAL AREA * 35622 Ft² - 3309.28 M²	APPROX. GROSS INTERNAL AREA * 44882 Ft² - 4169.54 M²	Property Details: GEMINI HOUSE HARGREAVES ROAD GROUNDWELL INDUSTRIAL ESTATE SWINDON SN25	Surveyed and Drawn By: BKR Sunnyhill House 3-7 Sunnyhill Road London, SW16 2UG Tel: 0845 257 2023 Fax: 0845 257 2024 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
		SCALE 1:500 @ A4	
		Plans Drawn: 19.05.2016	© BKR 2015

AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
Suite - Suite A7	673	£841 /month	£337 /month
Suite - D2B	510	£638 /month	£255 /month
Suite - H	192	£272 /month	£96 /month
Suite - D2A	210	£298 /month	£105 /month
Unit - 2	1,689	£1,830 /month	£845 /month

CAR PARKING

There is plentiful free parking for occupiers of the building. In addition, there are nearby bus connections to Swindon town centre .

BUSINESS RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.

TO ARRANGE A VIEWING, PLEASE CONTACT



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