

Arclite House Swindon

Prestigious and unique office building in a picturesque lakeside setting with excellent parking ratio.

Freehold For Sale

CENTURY ROAD, SWINDON SN5 5YN

Executive Summary

- Freehold opportunity
- Well located office building with good access to J16 M4 motorway
- Multi let opportunity
- Prominent roadside position on B4534 (Mead Way)
- Purpose built HQ Building totalling approximately 39,600 sq ft
- Site area 2.69 acres (1.09 ha)
- Excellent car parking ratio 1:193 sq ft
- Rental income from Cartus Limited
- Potential for alternative uses / further development subject to planning

Proposal

We are instructed to quote a guide price of **£3.5 Million plus VAT** for the freehold interest in the property with the benefit of the existing lease to Cartus Limited, which represents a **low Capital Value of £88 psf overall.**



Location

Swindon is a major commercial centre located between junctions 15 and 16 of the M4 motorway. To the West, via the M4, is Bath (36 miles) and Bristol (40 miles) and to the east is Newbury (25 miles) and Reading (39 miles). To the north east, via the A420 is Oxford (30 miles). Easy access to Cirencester (18 miles), Gloucester (35 miles) and J11a of the M5 motorway is provided via the A417/A419 dual carriageway. The nearby Cotswolds and Marlborough Downs are favoured locations for commuters travelling into Swindon for business.

The town centre rail station offers a direct high-speed link to London Paddington where, following electrification, the travel time is c. 50 minutes. Direct trains also run to Bristol, Cardiff, Reading and Birmingham.

The town is popular with major employers including:

NetworkRail

nationwide

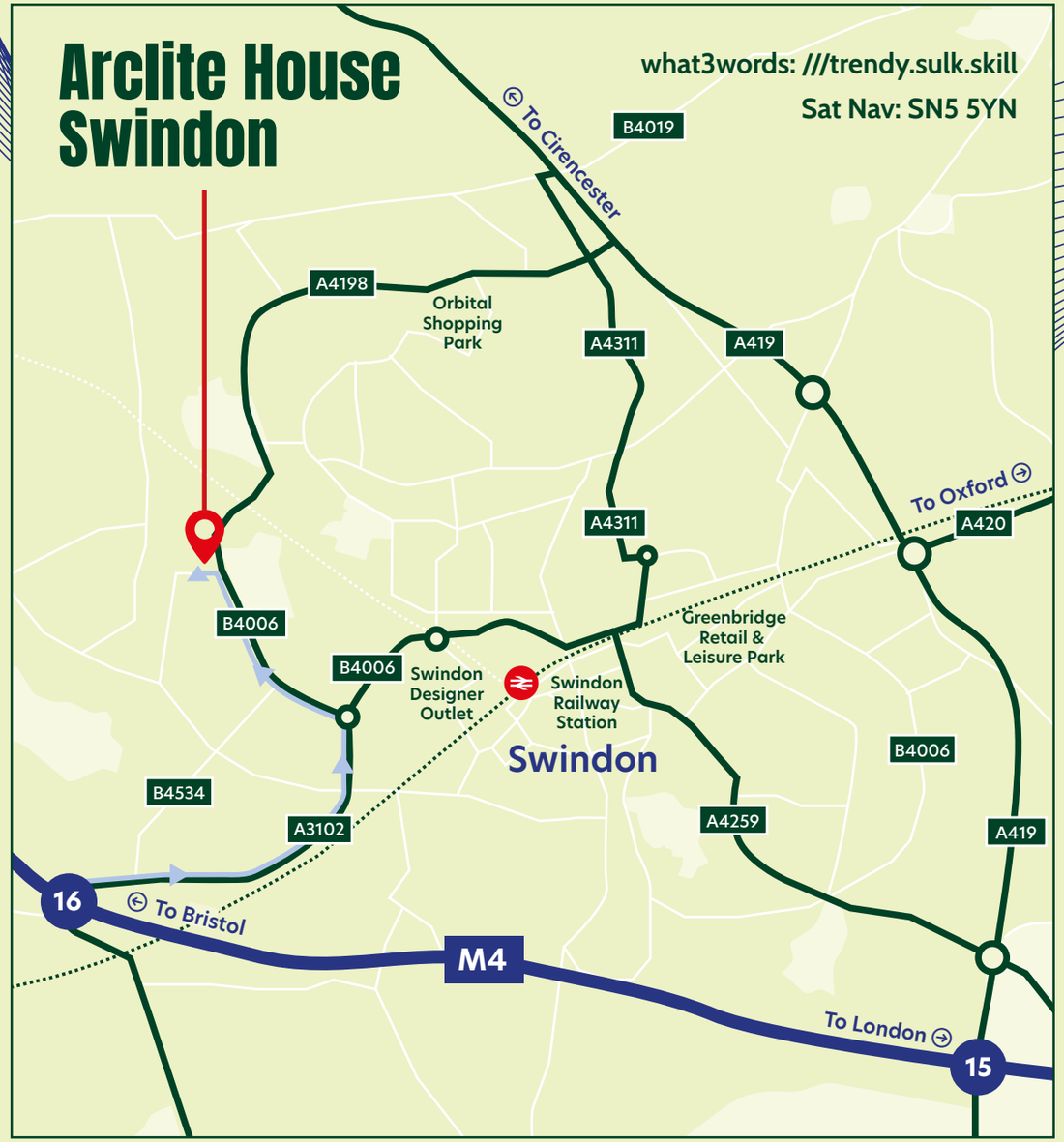
National Trust

ZURICH





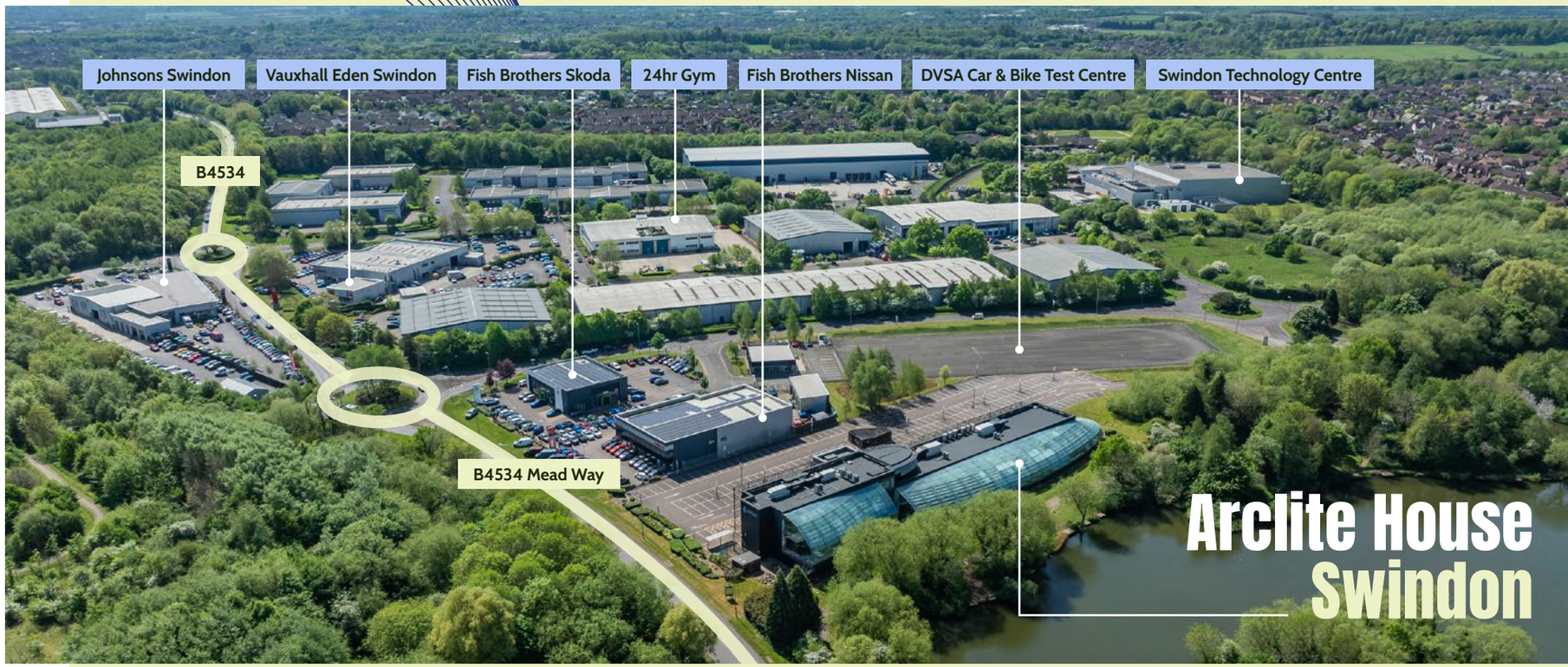




Situation

Arclite is a striking and award-winning headquarters building situated in a prominent road frontage position on the B4534 Mead Way, which provides easy access to north and west Swindon and J16 of the M4 motorway.

The building overlooks the attractive Peatmoor Lagoon and surrounding uses include a 24-hour gym, and several car showrooms including Vauxhall, Skoda, Alfa Romeo, Nissan and Jeep.





↑ Peatmoor Lagoon



↑ Vauxhall Eden Swindon



↑ The Woodlands Edge



↑ The Co-operative Food



↑ 24hr Gym

Description

Arclite House was originally constructed in 1999 as the home to Cellular Operations, and won the “Best Large Office” at FX Magazine in 2000. The majority of the building features a north facing glazed frontage providing pleasant views over Peatmoor Lake, with a striking internal solar shading system automatically controlled via the BMS.

The southern facing elevation is of more traditional glass and composite cladding with a substantial wooden brise soleil providing shade and a featured walkway accessed via the car parking area and providing dedicated entrance points to the 3 office suites, where the 2 vacant areas provide open plan accommodation. Cartus Limited occupy Unit 3.



In 2022 / 2023 the building went through various upgrades to include a newly installed roof covering, newly installed M&E equipment and new LED lighting throughout.

The property benefits from 205 car parking spaces in a dedicated car park, resulting in an excellent parking ratio of 1:193 sq ft.





↑ Suite 1



↑ Suite 3



↑ Suite 3

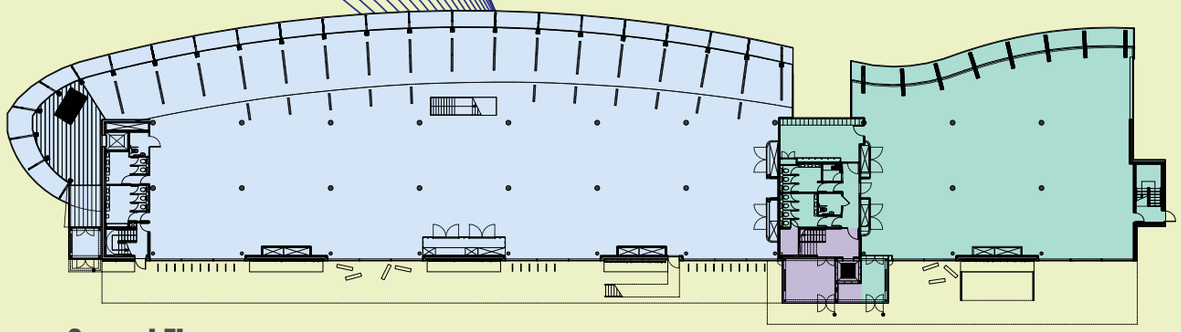
Accommodation

We have been provided with measurements by the vendors, and we have been advised that in accordance with the Code of Measuring Practice (6th Edition) the approximate net internal areas are as follows:

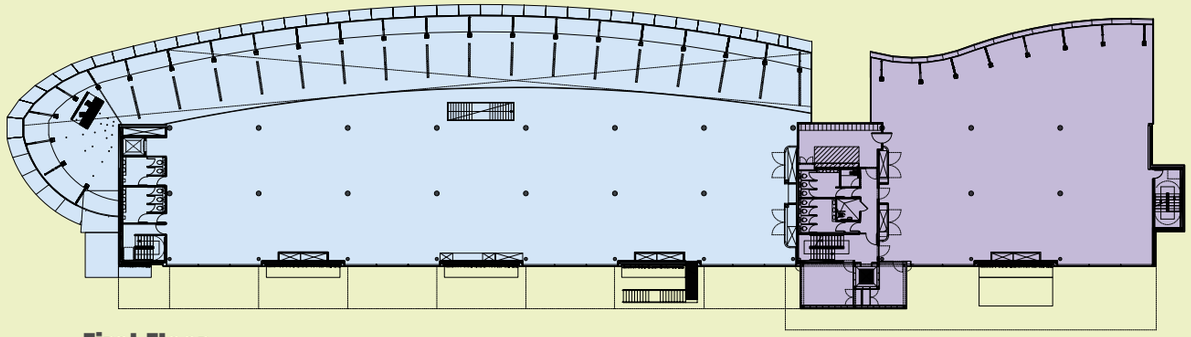
Description	Sq Ft	Sq M
Unit 1	23,314	2,165
Unit 2	5,256	488
Unit 3	11,029	1,025
Total	**39,599**	**3,678**



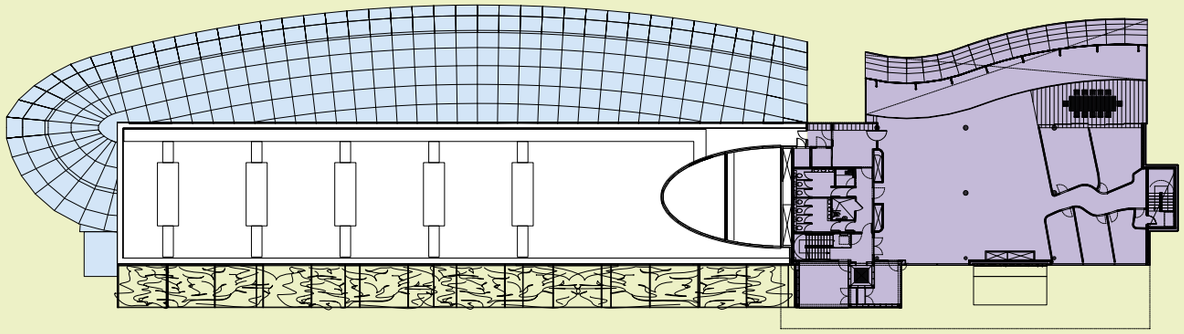
↑ Suite 1



Ground Floor



First Floor



Second Floor

Unit 1

Unit 2

Unit 3

Indicative plans

Tenancy

Units 1 and 2 Arclite House are currently vacant.

Unit 3 is occupied by Cartus Limited, (01431036) for a term of 10 years from 30th August 2022. There is a tenant only break at 30th August 2027, subject to 6 months prior written notice. There is an upwards only rent review at the 5th anniversary. The lease is subject to a Schedule of Condition.

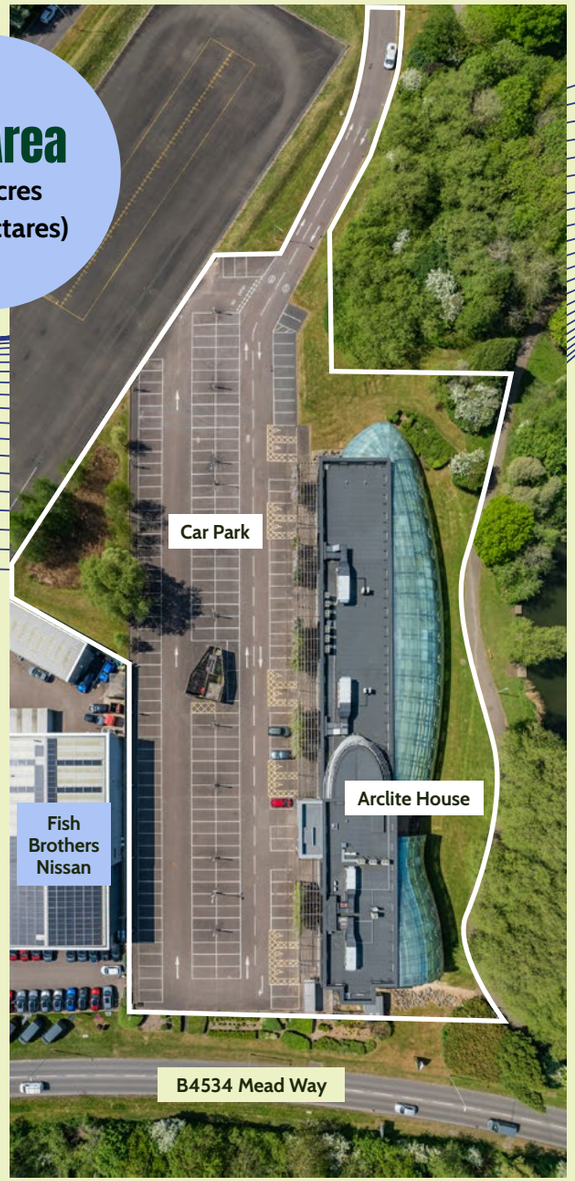
Further information is available via the agent.

Tenure

Freehold, subject to the existing lease to Cartus Limited.



Site Area
2.69 acres
(1.09 hectares)





↑ Suite 3



↑ Entrance Foyer

Further Information

Business Rates

Further information available via the agent.

EPC

The building has the following EPC ratings:

Unit 1 D – 90 expires May 2026
Unit 2 B – 36 expires July 2032
Unit 3 B – 33 expires July 2032

EPC reports are available from the agent.

Service Charge

Further information on the building and estate service charge is available from the agents.

VAT

We understand that VAT is applicable to the sale price.

Viewings

Strictly by appointment with the sole agents Loveday,

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01793 423344
loveday.uk.com

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M: 07786 554245

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