

THE PRIME LEISURE OPPORTUNITY IN SWINDON'S TOWN CENTRE

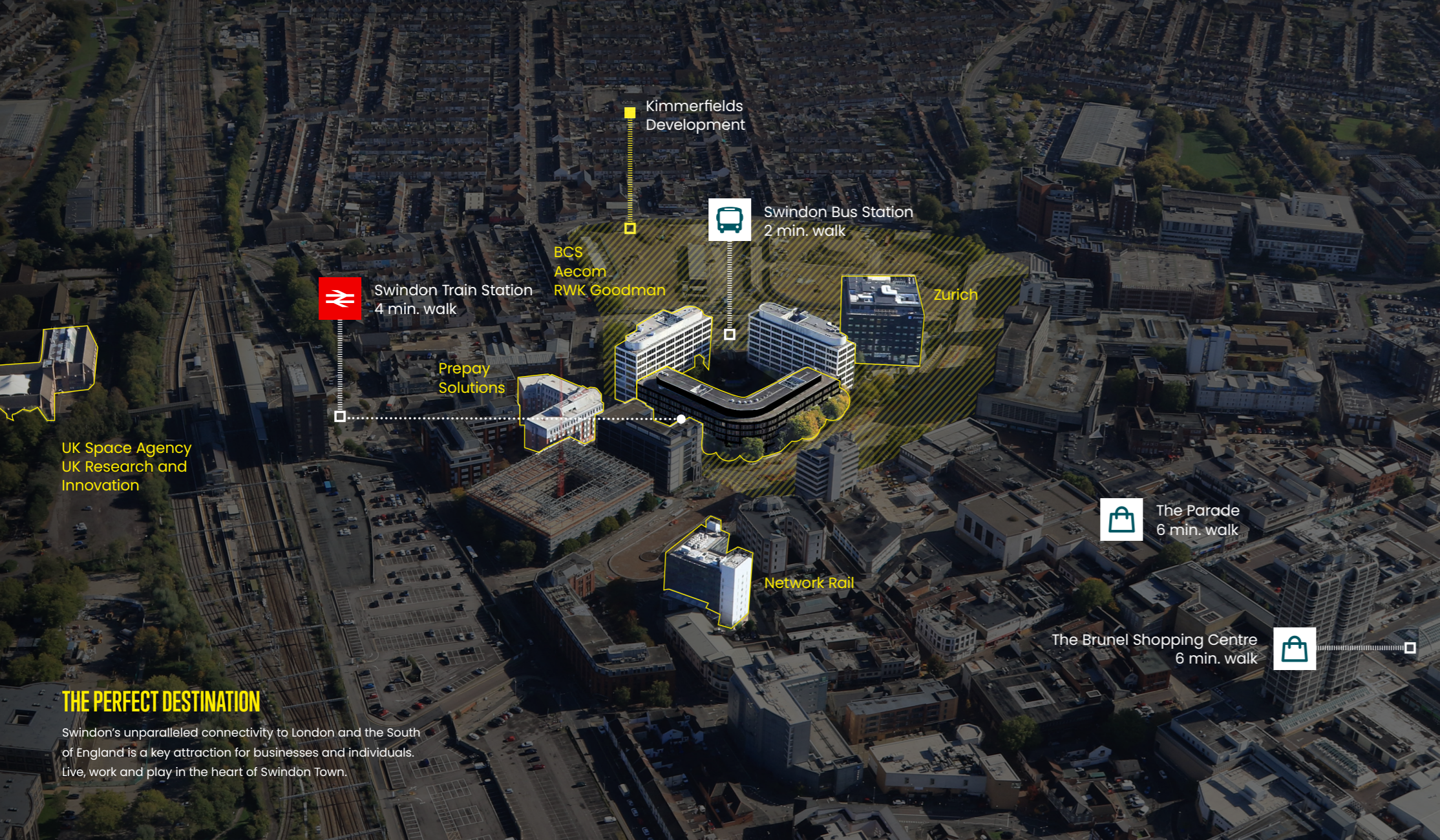


NEWBRIDGE
SQUARE

ICED DRINKS		TEA	
Iced Espresso	£3.5	Green Tea	£3.5
Iced Latte	£4.0	Black Tea	£3.0
Iced Mocha	£4.5	Mint Tea	£3.5
Iced Cappuccino	£3.0	White Tea	£3.5
		Macchiato	£3.0



IN THE HEART OF THE ACTION



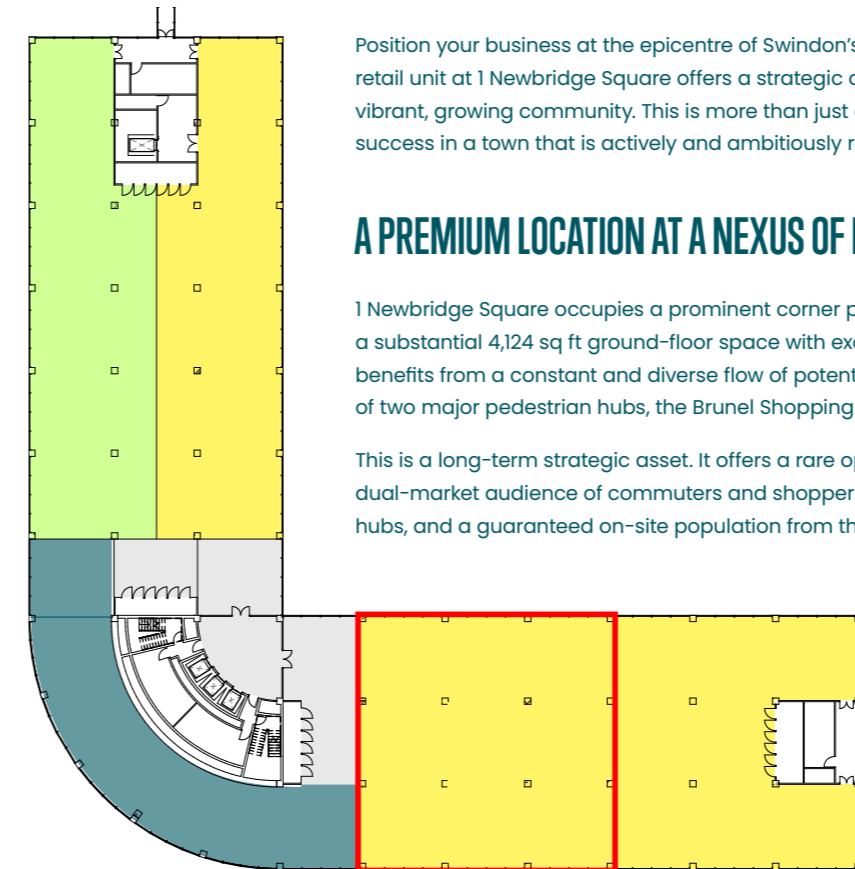
UK Space Agency
UK Research and
Innovation

THE PERFECT DESTINATION

Swindon's unparalleled connectivity to London and the South of England is a key attraction for businesses and individuals. Live, work and play in the heart of Swindon Town.

1 NEWBRIDGE SQUARE, SWINDON, SN1 1HN

1 NEWBRIDGE SQUARE: YOUR BUSINESS AT THE HEART OF SWINDON'S RENAISSANCE.



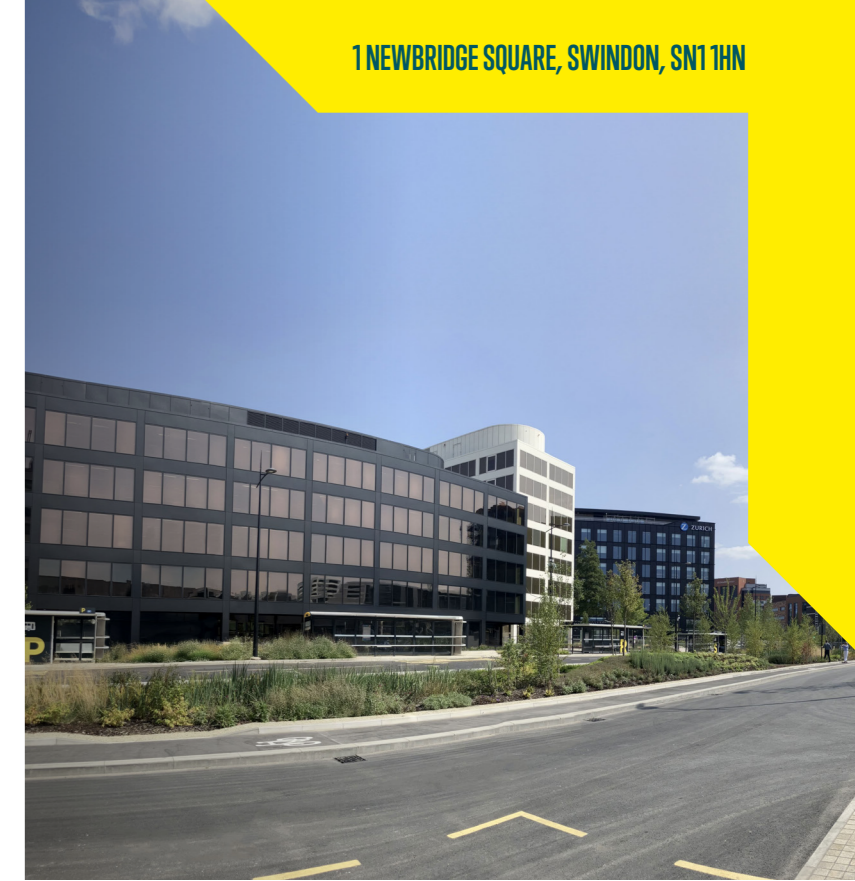
Position your business at the epicentre of Swindon's economic transformation. The ground-floor retail unit at 1 Newbridge Square offers a strategic opportunity to become an integral part of a vibrant, growing community. This is more than just a space; it's a launchpad for long-term success in a town that is actively and ambitiously reinventing itself.

A PREMIUM LOCATION AT A NEXUS OF HIGH-VOLUME FOOTFALL.

1 Newbridge Square occupies a prominent corner position in the heart of Swindon, providing a substantial 4,124 sq ft ground-floor space with exceptional visibility and footfall. The location benefits from a constant and diverse flow of potential customers, situated at the convergence of two major pedestrian hubs, the Brunel Shopping Centre and Swindon Railway Station.

This is a long-term strategic asset. It offers a rare opportunity to serve a high-volume, dual-market audience of commuters and shoppers from the major transport and commercial hubs, and a guaranteed on-site population from the building's premium office tenants.

UNIT AVAILABLE
4,124 SQFT



TALK TO US

GENERAL ENQUIRIES

0845 500 6161

enquiries@fi-rem.com

**Bradley Forbes**

07786 554245

bradley@loveday.uk.com

**Daniel Smethurst**

07990 064334

daniel@smethprop.co.uk

**Dom Knowles**

07789 108852

dknowles@fi-rem.com

**FI REAL ESTATE
MANAGEMENT**

FIREM Ltd for themselves, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd has any authority to make or give any representations or warranty in relation whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. August 2023.