

# CANBERRA HOUSE LYDIARD FIELDS SWINDON

EXCEPTIONAL OPPORTUNITY  
FOR GROUND FLOOR OPEN PLAN  
OFFICE SPACE WITH UNRIVALLED  
ACCESS TO J16 OF THE M4

8,852 SQ FT (822.4 SQ M)  
GROUND FLOOR



VIRTUAL TOUR

# THE BUILDING

## SPECIFICATION

- The floor can be taken as a whole or subdivided into two suites
- Suspended ceiling with LED Lighting
- 2 Passenger lifts
- Fully accessible raised floors
- Male, female and accessible WC facilities
- CCTV
- Access Control System

## EPC RATING

The building has an EPC rating of B.

## CAR PARKING

28 secure car parking spaces at a ratio of 1:316 sq ft

BUILDING	SIZE SQ FT	SIZE SQ M
GROUND FLOOR - TO LET	8,852	822.4
1ST FLOOR - LET TO ALLSTAR BUSINESS SOLUTIONS		
2ND FLOOR - LET TO ALLSTAR BUSINESS SOLUTIONS		
	8,852	822.4



CYCLE STORAGE



2 PASSENGER LIFTS. FULLY ACCESSIBLE RAISE FLOORS



28 CAR PARKING SPACES



MALE, FEMALE AND ACCESSIBLE WC FACILITIES



SUSPENDED CEILING WITH LED LIGHTING

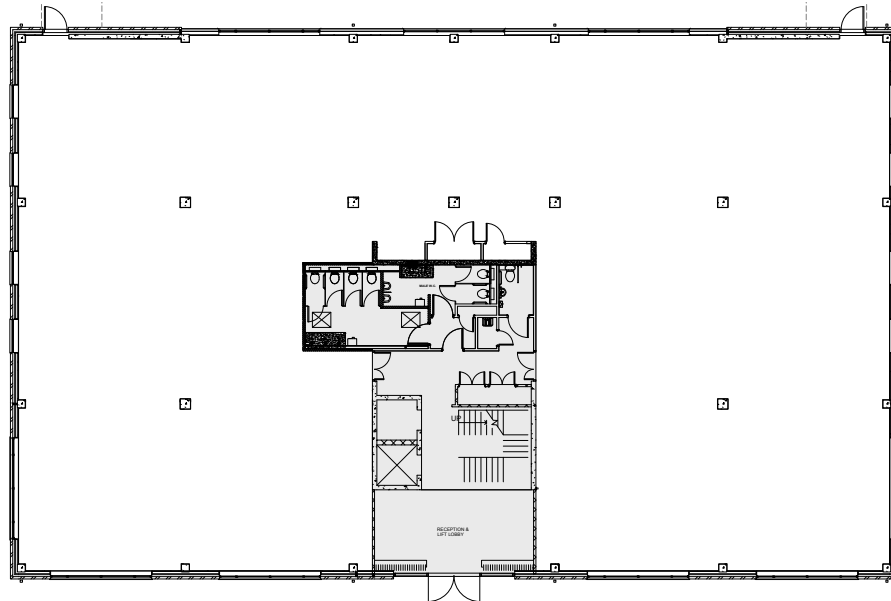


AIR-CONDITIONING





# THE PLANS



> Ground Floor



> Multiple fit out options available - example above

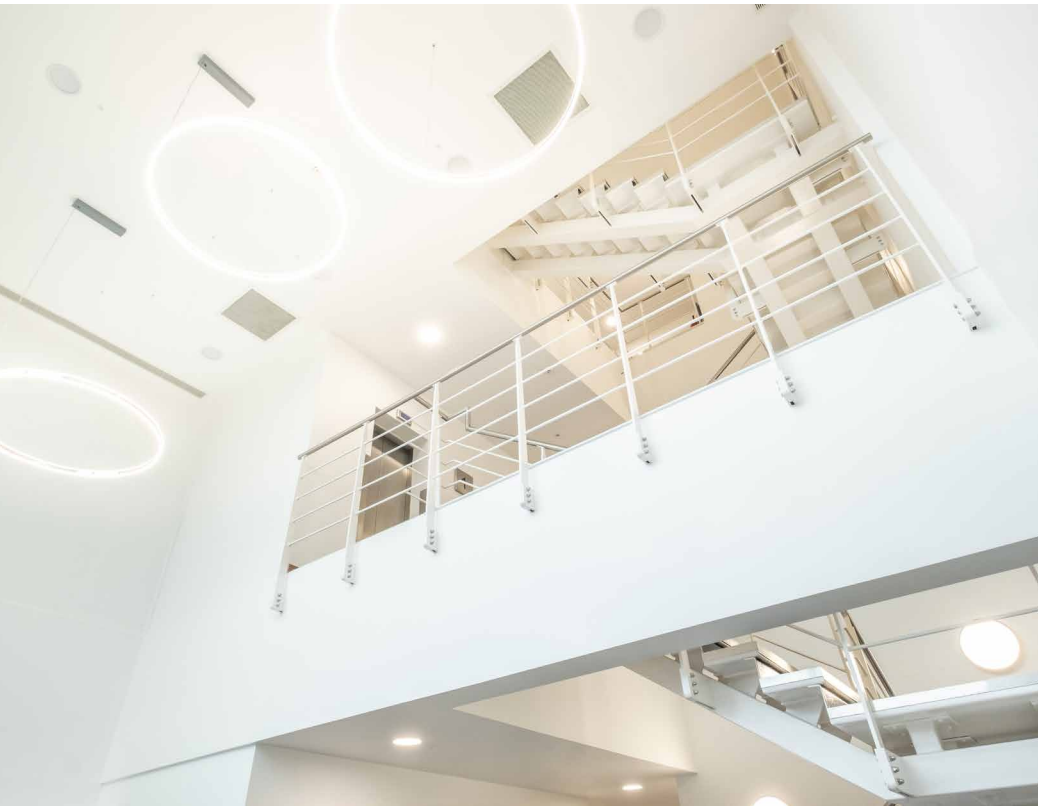


> Multiple fit out options available - example above



> Ground Floor Subdivision

## GROUND FLOOR SUBDIVISION



**OPEN PLAN OFFICE  
ACCOMMODATION  
WITH EXCELLENT  
NATURAL LIGHT**

# IDEALLY PLACED FOR BUSINESS

Canberra House is a refurbished, high quality three storey office building and one of the most recent offices to be developed within the town.

The building is situated in Lydiard Fields which is considered to be the prime out of town office location in Swindon, being immediately adjacent to junction 16 of the M4 motorway and within close proximity to a variety of amenities including national food operators and hotels.



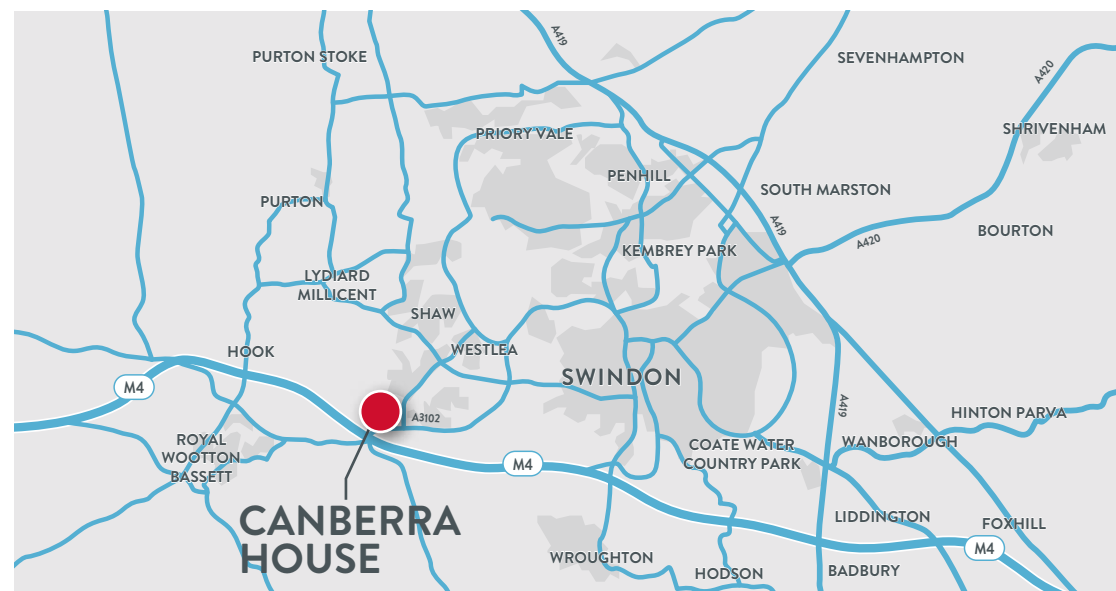
Journey Times to Swindon Town Centre:



21 Minutes



11 Minutes





# THE PARK

Canberra House is within close proximity of Swindon Town and immediately adjacent to junction 16 of the M4 motorway.

The town centre with its main rail link to London is approximately 4.5 miles away. The ongoing electrification of the main rail line will reduce journey times to London to 45 minutes.

	DISTANCES	DRIVE TIMES
LONDON HEATHROW	67 miles	1hr 8mins
LONDON	82 miles	1 hr 50mins
READING	41 miles	49mins
BRISTOL	36 miles	45mins
OXFORD	37 miles	55mins

**CANBERRA HOUSE, SWINDON:  
FLEXIBLE, ACCESSIBLE,  
DELIVERABLE.**







## AMENITIES

- 1 14TWELVE BRASSERIE & BAR
- 2 DOUBLE TREE BY HILTON
- 3 BEEFEATER
- 4 PREMIER INN
- 5 LINK
- 6 SUBWAY
- 7 LONDIS
- 8 GREGGS
- 9 COSTA COFFEE
- 10 HOLIDAY INN EXPRESS

## OCCUPIERS

- 1 THE OPENWORK PARTNERSHIP
- 2 ROMBOURNE BUSINESS CENTRE
- 3 ARVAL VEHICLE LEASING
- 4 BNP PARIBAS FLEET HOLDINGS



# VIEWING AND FURTHER INFORMATION

## TERMS

The ground floor is available on a new FRI lease via service charge for a term of years to be agreed. Leasing packages can be tailored to suit individual occupiers requirements.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during any transaction.

## BUSINESS RATES

Further information is available from the Local Rating Authority, Wiltshire Council.

**loveday**

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