

TO LET

Part 2nd Floor Whitehill House, Windmill Hill Business Park, Swindon SN5 6PE



18,308ft sq ft (1,701 sqm)

Grade A office accommodation undergoing refurbishment

Premier Business Park Location

Strategically located just off Junction 16 of the M4

91 Designated car parking spaces

Use of an additional 100 communal spaces

New VRF air-conditioning

7 electric vehicle charging points

Further sub-division will be considered

Smethurst Property Consultants

Mayfair House

Tetbury Hill Gardens

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LOCATION

Windmill Hill Business Park is approximately 32.4 hectares (80 acres) and is considered the premier business park in the area, incorporating c. 651,000 sq ft of office accommodation.

Occupiers on the park include ARVAL, Cable & Wireless, Hochtief, RWE Npower, and Regus.

The park provides an attractive working environment with a low site density and mature landscaping. It also benefits from a dedicated estate management team, a 24-hour security guard service and CCTV, and an on-site nursery.

The park is located to the west of Swindon, benefitting from excellent links to Junction 16 of the M4

DESCRIPTION

Whitehill House is a prominent 4 story office building with brick a façade, arranged around a central courtyard over lower ground, ground and two upper floors. The building sits within its own landscaped grounds and offers large, high specification, open plan floors capable of subdivision.

The space itself benefits from excellent natural light, raised access floors and new VRF air-conditioning. The accommodation is being refurbished.

There are 91 allocated car parking spaces with the area in question, which provides an outstanding car parking ratio of 1:199 sq ft. There are also 7 electrical vehicle charging points on site.

ACCOMODATION

The accommodation in question comprises:

Part Second Floor	18,308sq ft	1,701m sq
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Further subdivision will be considered.

TERMS

The accommodation is available by way of a new lease direct from the Landlord.

LEGAL COSTS

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

BUSINESS RATES

We would recommend that the level of rates should be confirmed directly with the Local Rating Authority.

Important: Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.

MAIN RECEPTION



BUILDING APPROACH



ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

CONTACT

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