

GROUND
FLOOR

PRIAM HOUSE

FIRE FLY AVENUE, CHURCHWARD
SWINDON | SN2 2EH

GROUND FLOOR OFFICE TO LET - 6,877 SQ FT (638 SQ M)





PRIAM HOUSE

- The ground floor office space comprises 6,877 sq ft (638 sq m) with 26 designated adjoining car parking spaces.
- Situated in an attractive location well served by local amenities adjoining the Factory Outlet Shopping Centre, The National Trust Headquarters, Steam Museum and many more.
- Well located close to local and regional transport networks, Swindon town centre and Swindon railway station.





PRIAM HOUSE

5

3

1

2

4

1

Designer Outlet

2

National Trust Headquarters

3

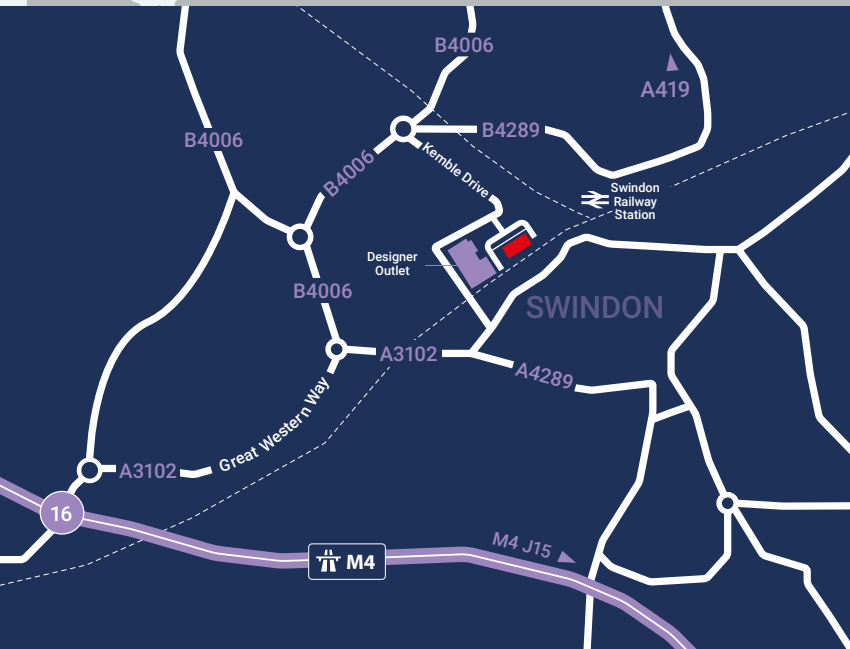
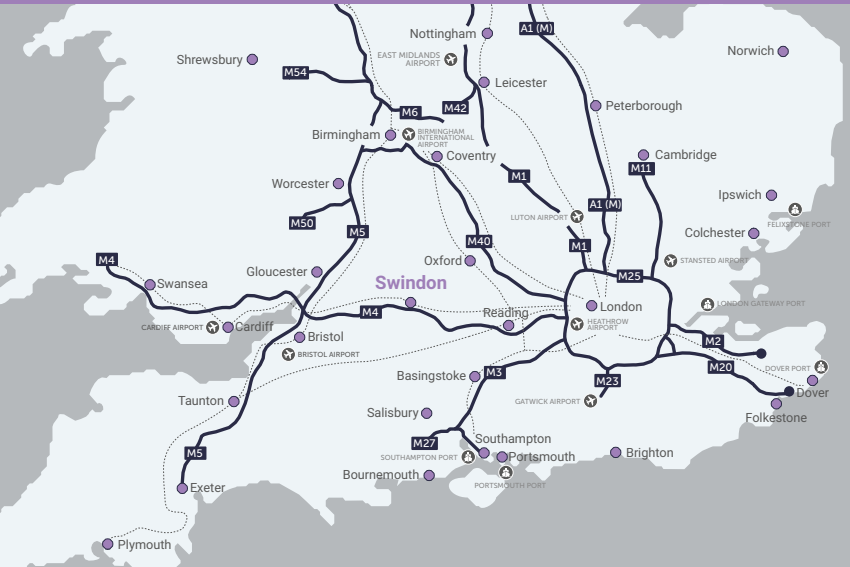
STEAM - Museum of the Great Western Railway

4

Swindon Railway Station

5

M4 Motorway Junction 16



TRAVEL TIMES AT A GLANCE



Swindon's bus station
8 minutes walk



Swindon's railway station
8 minutes walk



Direct access to London
Paddington in circa 45 mins



Junction 16 M4
approximately 3 miles



LOCATION SWINDON

- Churchward, one of Swindon's premier office locations, is situated just off the Great Western Way (dual carriageway) immediately to the north of Swindon town centre.
- Other office occupiers include The National Trust, Historic England, Zurich, Nationwide, WH Smith and Apple.
- Swindon's mainline railway station is within 8 minutes walk of Priam House and will offer direct access to London Paddington in circa 45 minutes.
- Junction 16 M4 is approximately 3 miles to the west and is equidistant between Reading to the east and Bristol to the west (40 miles distant).
- The Designer Outlet Centre which is Swindon's most popular retail destination is adjacent to Priam House and houses around 90 retailers and restaurateurs as well as plentiful car parking.

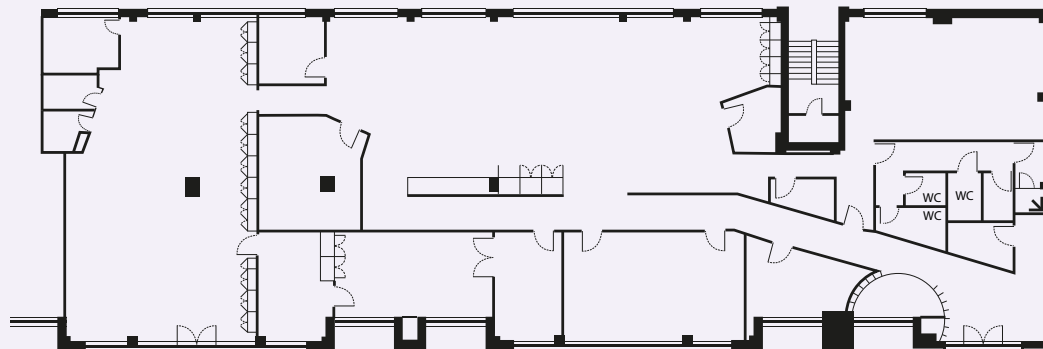


DESCRIPTION & SPECIFICATION

- Fully air conditioned open plan offices.
- Boardroom and separate meeting rooms.
- High quality break out / restaurant area featuring wooden floor, kitchenette facilities and games area.
- Fully tiled male, female and disabled WCs and shower facilities.
- Separate front and rear pedestrian access points.
- 26 allocated car parking spaces in secure car park to the rear of the property.

GROUND FLOOR

6,877
SQ FT
(638 SQ M)



SERVICES

All services including electricity, gas, water, mains drainage and fibre are connected.

TERMS

The property is available to let by way of a new full repairing and insuring lease directly from the landlord.

ENERGY PERFORMANCE CERTIFICATE

The offices have an EPC rating of Band B (49). The certificate and recommendations are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in any transaction.

SERVICE CHARGE

An estate service charge is levied across the Churchward development in order to maintain the landscaping and common areas. All commercial and residential occupiers contribute to a fair and reasonable proportion of expenditure. Further details are available on request.

PLANNING

The premises has planning consent for B1 office use.

BUSINESS RATES

The suite is assessed as "Offices and Premises" with a rateable value of £82,000. Interested parties should establish the exact business rates payable direct with Swindon Borough Council.

VAT

All figures listed are exclusive of VAT where applicable.

FURTHER INFORMATION



ALL ENQUIRIES

Miles Cross

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Important Notice These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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