

1st Floor, Station Square
One Gloucester Street
Swindon SN1 1GW

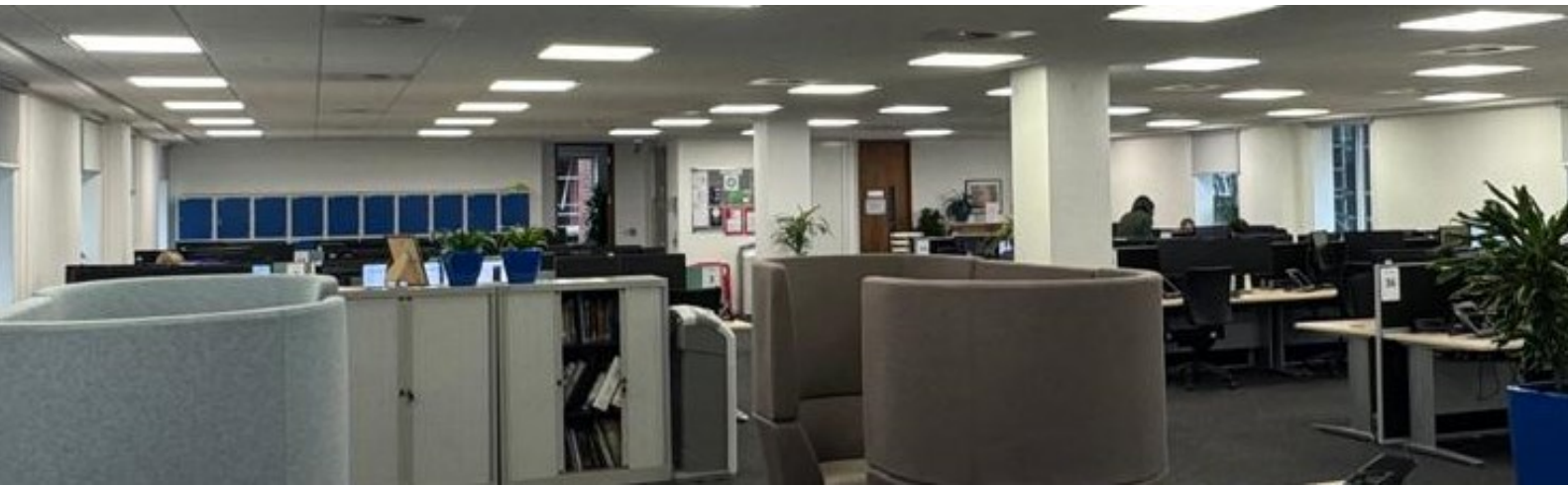


BNP PARIBAS
REAL ESTATE



TO LET – 4,725 Sq Ft / 441 Sq M

- ✓ High standard of fit out, providing ready to occupy space
- ✓ Centrally located
- ✓ The train station is less than 200m away
- ✓ Two parking spaces included
- ✓ Shower facilities and secure cycle parking
- ✓ New doubled glazed aluminium framed windows
- ✓ New air conditioning
- ✓ New LG7 lighting
- ✓ Two new passenger lifts



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LOCATION

Station Square is well located, with Swindon Train Station a 0.3 mile walk away. There are a number of hotels within walking distance nearby including a Leonardo, Holiday Inn and Premier Inn. In addition, there are a large number of amenities within close proximity, including the Brunel Shopping Centre and Swindon Designer Outlet.

Swindon is well located off the M4 Motorway, the building has good access to both Junction 15 and 16 of the M4, which in turn provides good access by car to Bristol within 50 minutes and London within 2 hours. There are also good train links, with Bristol just over 30 minutes away and London just under an hour away.



DESCRIPTION

The property provides 1st floor office accommodation, with lift access. The office suite itself has been fitted out to a high standard by the existing tenant, including an open plan office, meeting rooms and a kitchen. The fit out will remain generating significant cost and time savings for a new tenant. There are two parking spaces included with the lease, along with public car parks nearby.

The office building has been refurbished to a high standard with new LED lighting, VRF air conditioning and new double glazing .

There are toilets to each floor, along with shower facilities within the building, with cycle parking, and drying facilities.

ACCOMMODATION

The property has been measured on a NIA basis in accordance with the RICS Code of Measuring Practice.

| Floor | SQ. M. | SQ. FT. |
|-----------|--------|---------|
| GF Office | 441 | 4,725 |

PLANNING

We understand the property has consent for E Class uses. We recommend any interested parties make their own enquiries.

SERVICES

We understand that all mains' services exist. Any occupier should make their own enquiries.

TENURE

The property is available by way of an assignment of the existing lease that expires 08 February 2029. Alternatively, the landlord may give consideration to a new lease.

QUOTING RENT

£99,393 pax.

VAT

All terms quoted are exclusive of VAT where appropriate. VAT is applicable with this property.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

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BUSINESS RATES

Rateable value £68,500. Please contact the council for clarification on rates payable.





VIEWINGS

For further information and to arrange a viewing please contact one of our agents or the office number.

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

CONTACTS

For more information and appointments to inspect please contact:

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BRISTOL OFFICE

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November 2025



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