



Optimus

Windmill Hill Business Park, Swindon, SN5 6AT

Headquarters Style Office Accommodation

9,197 to 69,897 sq ft
(854.43 to 6,493.64 sq m)

- Prominent Location
- Adjacent to Junction 16 of the M4
- Landscaped Grounds
- Passenger Lifts to All Floors

Summary

Available Size	9,197 to 69,897 sq ft
Rent	Rent on application
Business Rates	TO BE ADVISED
Service Charge	TO BE ADVISED
EPC Rating	Upon enquiry

Location

Optimus occupies a prominent location within Windmill Hill Business Park located adjacent to junction 16 of the M4 motorway in Swindon. Windmill Hill is regarded as the Town's premier business location and offers a landscaped environment supporting a number of international occupiers in headquarters style buildings. The Business Park is located approximately 3 miles from Swindon Town Centre and mainline railway station and just minutes from the M4.

Description

Optimus comprises a three storey purpose built headquarters style office building sitting within its own landscaped grounds. The building offers three large open plan floors capable of sub-division and all benefiting from floor to ceiling glazing with terrace areas on first and second floors.

The building benefits from two 13 person passenger lifts with male and female WCs on all floors. The building has over 240 on site car parking spaces with the opportunity to create further parking on site or take licenced spaces elsewhere on the Park.

Accommodation

The accommodation comprises the following areas:

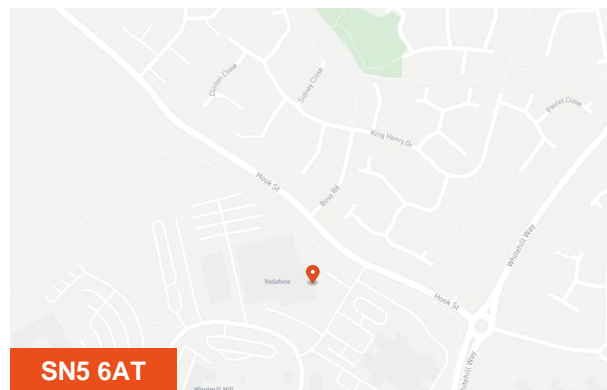
Name	sq ft	sq m
Ground - Reception	2,147	199.46
Ground - Office Space	29,269	2,719.18
1st - Office Space	29,284	2,720.57
2nd - Office Space	9,197	854.43
Total	69,897	6,493.64

Tenure

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

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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