

TO LET

1st FLOOR OFFICES • 3 PAGODA PARK • WESTMEAD DRIVE • SWINDON • SN5 2YT



**Whitmarsh
Lockhart**

Commercial Property Advisors



**533.2 sq m
5,739 sq ft**

- PROMINENT OFFICES
- GENEROUS PARKING ALLOCATION
- HIGH QUALITY OFFICE SPACE
- CLOSE PROXIMITY TO RETAIL AND LEISURE AMENITIES OF GREAT WESTERN WAY AND THE FACTORY OUTLET



Location

Swindon is the principle commercial centre in Wiltshire with a population of approximately 180,000. The Borough continues to expand and has been identified as the major growth centre for this region.

The town holds an excellent position on the M4 motorway and is served by both Junctions 15 and 16. There is an intercity rail service to London Paddington with a journey time of approximately 1 hour.

Pagoda Park is situated in Westmead, which is an established and successful employment area, well located in a prominent location close to the Great Western Way (A3102) dual carriageway, approximately 2 miles east of Junction 16 of the M4 and 2 miles west of the town centre.

Description

The offices are self-contained and form the first floor of the building, which is prominently set within a mature landscaped environment with direct road frontage. The accommodation benefits from gas fired central heating, LED lighting and carpet.

Externally there is ample allocated car parking available, with up to 60 spaces being allocated to the office accommodation.

Accommodation

All measurements are approximate and given on a net internal basis in accordance with the RICS Code of Measuring Practice.

The first floor office suite extends to 533.2 sq m (5,739 sq ft).

Tenure

The property is available by way of a new flexible lease agreement direct from the owner and part occupier.

Business Rates

Please contact the agents for further information.

Energy Performance Certificate

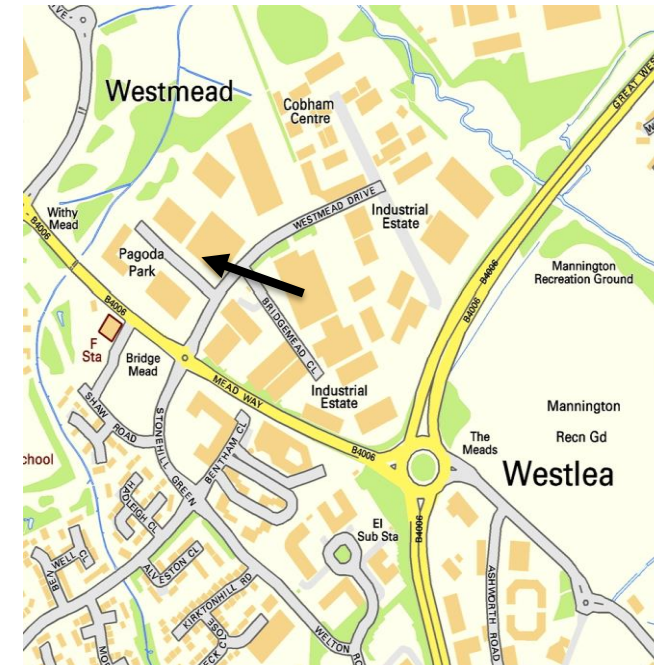
A copy of the EPC is available on request. The property has an energy performance rating of D - 76.

Service Charge

A service charge will be put in place to cover the upkeep of the common parts of the property.

Legal Costs

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



Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

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