

# TO LET

GROUND FLOOR MILFORD WING • STATION SQUARE • 1 GLOUCESTER STREET •  
SWINDON • SN1 1GW



291.2 sq m  
3,135 sq ft

- PROMINENT GROUND FLOOR OFFICE ACCOMMODATION
- SWINDON TOWN CENTRE LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO RETAIL AND LEISURE AMENITIES

## Location

The property is located within Swindon town centre, a short walk from the train station and a large public car park. Swindon station now provides rapid access to London Paddington within one hour and 45 minutes to Bristol Temple Meads.

## Description

The premises forms part of the ground floor Milford Wing and offers very well specified office accommodation, which includes the following:

- Welcome lobby with breakout space
- Air conditioning
- WC facilities
- Suspended ceiling with LG7 lighting
- Double glazed windows
- Full access raised floor with 600mm void
- Access control and CCTV systems
- Fully DDA compliant

## Accommodation

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

Area	Sq m	Sq ft
Part ground floor	291.2	3,135
<b>Total</b>	<b>291.2</b>	<b>3,135</b>

## Tenure

The office space is available by way of a new effectively full repairing and insuring sublease for a term to be agreed.

## Quoting Terms

Please contact the agents for further information.

## Business Rates

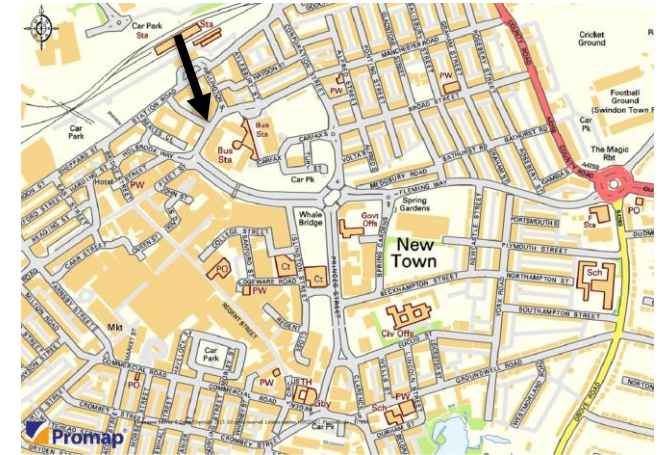
Business rates will be payable by the tenant. For full details, please refer to the Valuation Office Agency website.

## Energy Performance Certificate

A copy of the EPC is available upon request. The property has an energy performance rating of C:61.

## Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.



## Contacts

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

Miles Cross MRICS

01793 544840 · miles@whitmarshlockhart.com

