

SMETHURST

TO LET

FIRST FLOOR, MILFORD HOUSE,
MILFORD ROAD, SWINDON SN1 1DW
3,000 – 8,392 sq ft (278 - 779.6 sq m)



- > Excellent natural light
- > On-site car parking
- > Suspended ceilings with recessed lighting
- > Raised access floors
- > Air conditioning
- > Refurbished WCs
- > Refurbished reception area
- > 2-minute walk from Swindon station

LOCATION

Swindon's strategic location along the M4 corridor makes it an ideal base for businesses, offering easy access to major economic centres such as London, Bristol, and Cardiff. With excellent transport links, including direct rail services to London Paddington, the town provides strong connectivity for both businesses and commuters, making it an attractive place to work and grow.

SITUATION

The building is prominently located on Milford Street, approximately 100 metres south of Swindon mainline station, within the town's primary commercial core.

It lies around 0.3 miles north of the main retail area and benefits from excellent road connectivity, with easy access to the A4311 and A4259, which link to the A419 and Junction 15 of the M4.

Swindon Borough Council has invested £33 million in the redevelopment of Fleming Way, creating a new bus boulevard alongside enhanced pedestrian and cycle routes to improve connectivity and support further investment in the area.

The town centre's retail amenities are within a convenient five-minute walk, while the Swindon Designer Outlet is just 0.6 miles from the property.

DESCRIPTION

Milford House provides excellent town centre office space, with comprehensively refurbished common areas.

The specification and benefits include:

- Excellent natural light
- On-site car parking
- Suspended ceilings with recessed lighting
- Raised access floors
- Air conditioning
- Refurbished WCs
- Refurbished reception area
- 2-minute walk from Swindon station

ACCOMODATION

We have been provided with the following areas:.

Area	Sq ft	Sq m	Car parking
First Floor	8,392	779.6	8 spaces
Total	8,392	779.6	8 spaces

**Subdivision may be considered from 3,000 sq ft upwards*

TENURE

The offices are available on a new FRI lease via a service charge for a term of years to be agreed.

RENT

Further information is available from the agents.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

RATABLE VALUE

Interested parties are advised to verify the rates payable with Swindon Borough Council 01793 445 500.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Smethurst PC / CBRE will require any tenant to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

VIEWING

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

Smethurst Property Consultants

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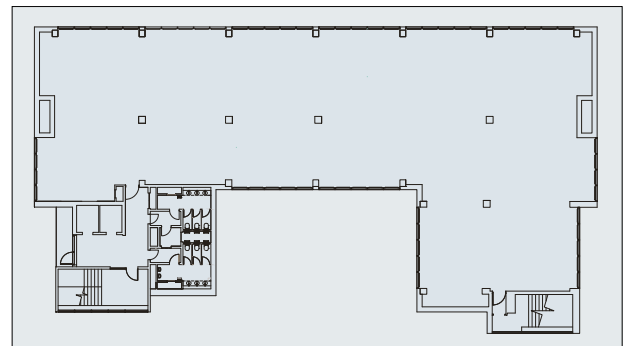
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