

**MINTON PLACE, STATION ROAD, SWINDON  
SN1 1DA**



**59 – 756 M<sup>2</sup> (641 – 8,141 FT<sup>2</sup>)**

**NEWLY REFURBISHED OFFICE ACCOMMODATION**

**COVENIENTLY LOCATED CLOSE TO SWINDON MAINLINE STATION**

**& ALL LOCAL BUS ROUTES**

**FLEXIBLE LEASE TERMS AVAILABLE**

**[www.whitmarshlockhart.com](http://www.whitmarshlockhart.com)**

**01793 541000**

Chartered Surveyors, Commercial Property Valuers and Agents, Building Surveyors, Business Rating Consultants and Property Managers to both Industry and Commerce.

### Location

Swindon is an important provincial centre attracting many national and international companies, including Nationwide Building Society, Motorola, Intel and Zurich Financial Services. Swindon train station is on the Great Western line and is approximately one hour's journey time from Paddington and 45 minutes from Bristol Temple Meads. Junctions 15 and 16 of the M4 Motorway are both easily accessible, providing good access to London, Bristol, Reading, and the M5 via the A419.

Minton Place occupies a prime central location within Swindon's main central business district and within walking distance of the railway station. Adjacent to Minton Place is the Zurich Life Centre.

### Description

Minton Place is a modern, four storey building providing centrally located and well specified office accommodation which include the following amenities:-



- Open plan layouts.
- Raised access flooring.
- Air conditioning/Comfort cooling.
- Suspended ceilings with recessed category II lighting.
- 2 six person lifts.
- Prominent entrance facing towards the railway station.
- Concierge.

### Accommodation

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

Please see the attached availability schedule.

### Disposal Terms

The office suites are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### Quoting Rents

Please contact the agents for further information.

### Legal Costs

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

### Finance Act 1989

VAT will be added to the rent quoted.

### Viewing

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

### Miles Cross MRICS

Whitmarsh Lockhart, 5 Stanton Court, Stirling Road, South Marston Park, Swindon SN3 4YH

Tel: 01793 541000

E-mail: miles@whitmarshlockhart.com

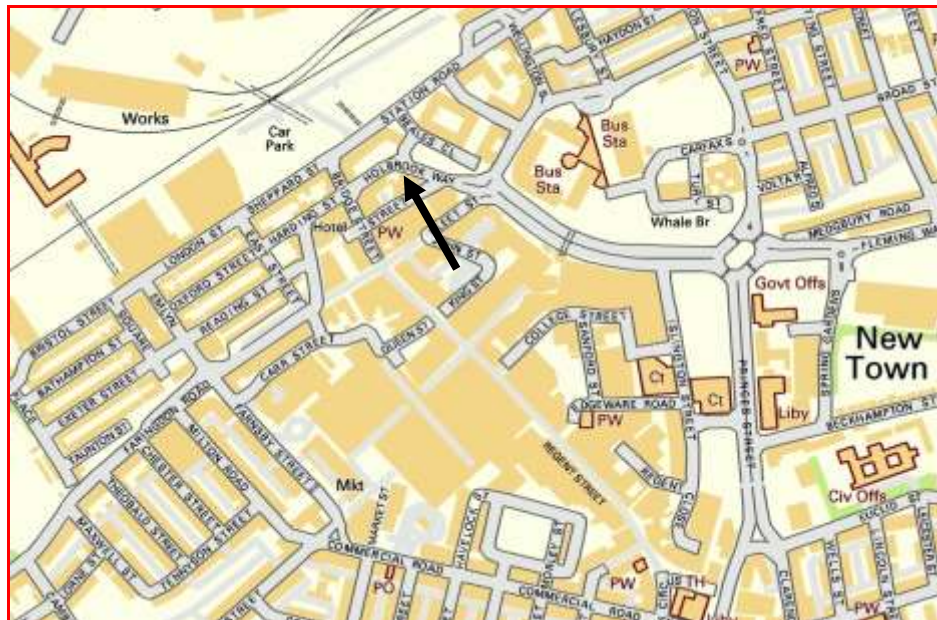
June 2019

## SCHEDULE OF AVAILABILITY

### MINTON PLACE, SWINDON

First Floor Suite 1	97 m <sup>2</sup>	(1,041 ft <sup>2</sup> )	Available
Second Floor Suite 1A	59 m <sup>2</sup>	(641 ft <sup>2</sup> )	Available
Second Floor Suite 3-6	231 m <sup>2</sup>	(2,486 ft <sup>2</sup> )	Available
Third Floor Suite 1	325 m <sup>2</sup>	(3,500 ft <sup>2</sup> )	Available

(The floor areas are expressed on a net internal basis in accordance with the RICS Code of Measuring Practice.)



Not to Scale – For identification purposes only

