

# STELLA

WINDMILL HILL BUSINESS PARK  
SWINDON • SN5 6QU

**1,596 - 10,955 SQ FT (148 - 1,018 SQ M) TO LET**  
A PRESTIGIOUS OFFICE BUILDING ON  
SWINDON'S PREMIER BUSINESS PARK

# AN INTERNATIONAL BUSINESS PARK

Windmill Hill Business Park is an imaginative collection of high quality office buildings set in a beautifully landscaped business park setting, overlooking the Wiltshire countryside. The environment is peaceful and relaxed, with lakes and pedestrian walkways to the local shops, easy connections to the Wiltshire cycleway and nearby access to J16 of the M4, just a quarter of a mile away.



## LOCAL AMENITIES



Adjacent to Londis, Subway & Costa Coffee



Nearby Premier Inn and  
Brewers Fayre



Hilton Hotel with  
conference facilities

## ONSITE BENEFITS



24-hour CCTV security  
with 24-hour security  
guard service



Scheduled bus services  
to the town centre  
and railway station









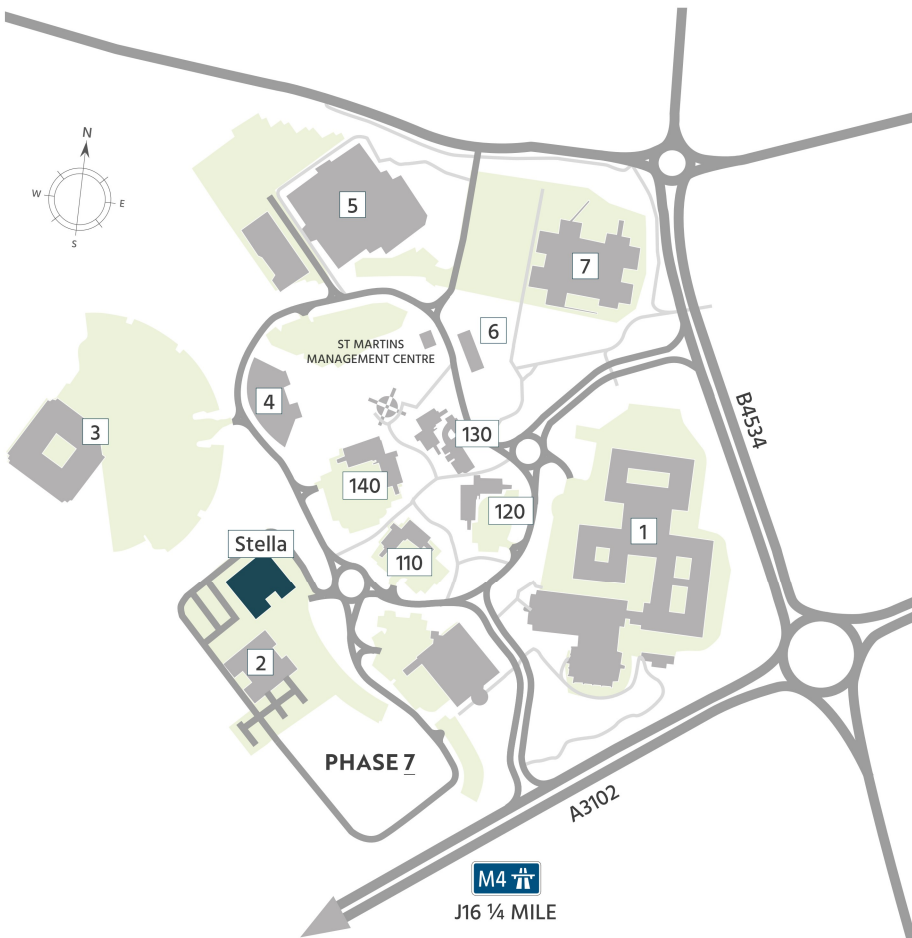
On-site management  
offices, estate manager  
and management team



On-site  
Child Base nursery

## WINDMILL HILL OCCUPIERS

1	RWE	
2+7	Nationwide	
3	ARVAL	
4	Regus	
5	Vodafone	
6	Child Base Nurseries	



# STELLA

Stella is an impressive building offering occupiers a rare opportunity to acquire up to 10,955 sq ft of flexible space over two floors in a sought after location.

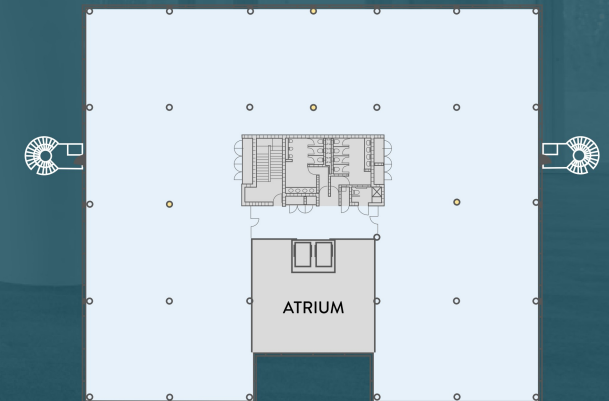
## SPECIFICATION

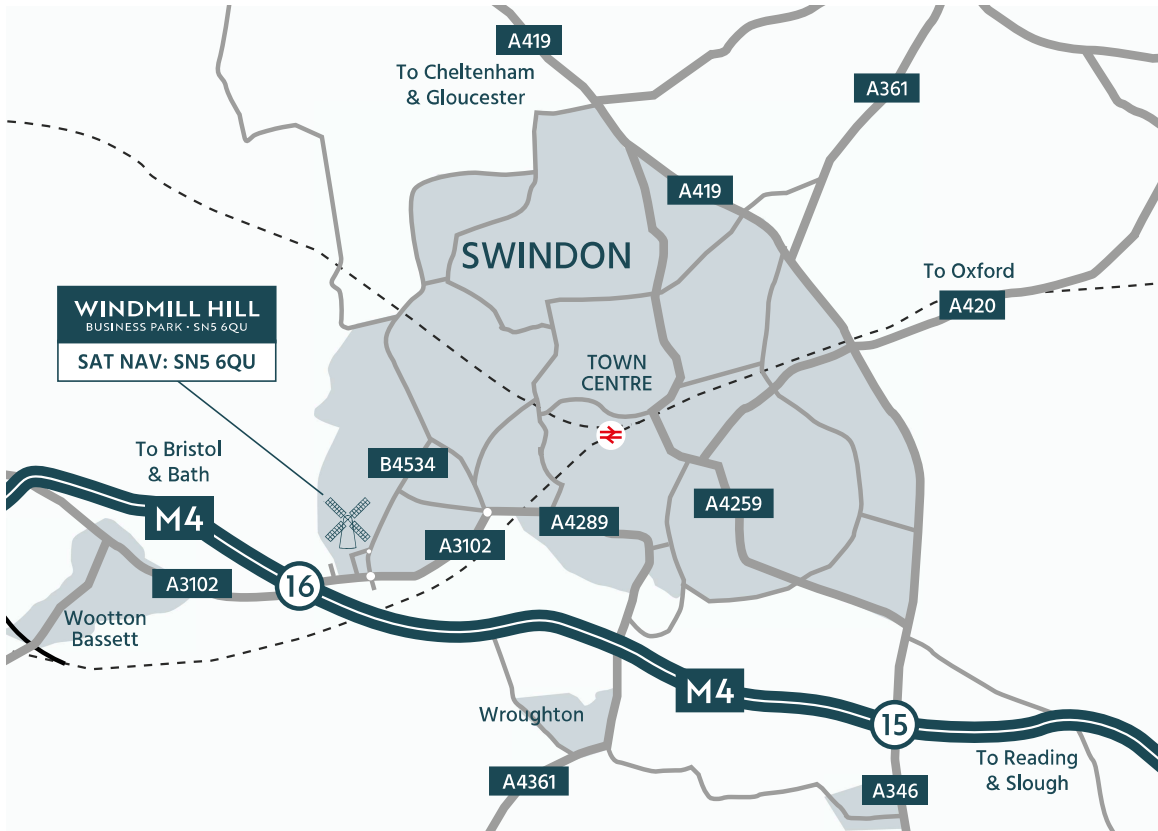
- Four pipe fan-coil air conditioning with digital control and provision for full building management system control
- Parking ratio of 1:295 sq ft
- Striking full height reception atrium with glass lifts
- Full access raised floors with 150mm floor void
- LED Lighting
- Suspended metal ceilings
- Male and female toilet facilities with showers on each floor

## ACCOMMODATION

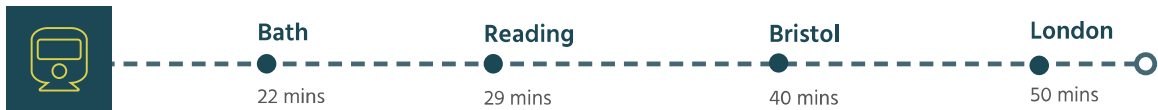
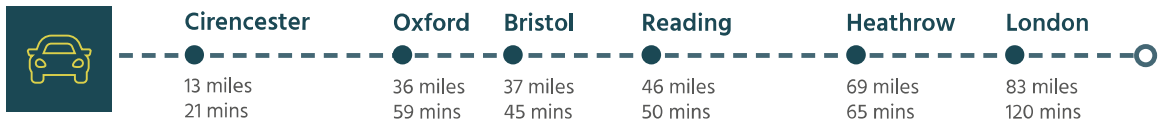
Floor	Sq Ft	Sq M
Ground	1,596	148
First (East)	2,109	196
First (West)	7,250	673.5
Second	Let	Let
<b>Total</b>	<b>10,955</b>	<b>1,018</b>

## INDICATIVE FLOOR PLAN (NOT TO SCALE)





**WINDMILL HILL**  
BUSINESS PARK · SN5 6QU  
SAT NAV: SN5 6QU



## AN ESTABLISHED LOCATION

Windmill Hill Business Park has fast communications by road and rail to the UK's major commercial centres and airports. London is an hour away. Heathrow even nearer.

Windmill Hill Business Park is located in west Swindon, just 20 minutes from the town centre and railway station.

The journey time between Swindon and London Paddington has been reduced to 50 minutes following the Great Western Update. The new trains are faster, more reliable, cleaner to operate and have more seats to carry passengers in improved comfort.

## TENURE

The property is available by way of new full repairing and insuring leases direct from the Landlord.

## RENT

Upon Application.

## RATES

Please verify actual rates payable with the local authority, Swindon Borough Council.

## LEGAL COSTS

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



**Miles Cross**  
Miles@whitmarshlockhart.com

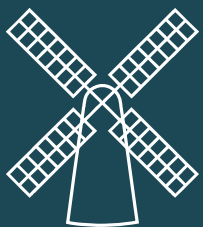


**Chris Grazier**  
Chris.Grazier@htc.uk.com

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991

The agents for themselves and for the vendors or lessors of these properties whose agents they are give notice that: 1 The particulars and any inserts therein do not constitute any part of an offer or a contract. 2 All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3 All descriptions, dimensions (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4 No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

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