



commercial property consultants

TO LET

FIRST FLOOR OFFICE, BARBURY HOUSE,
STONEHILL GREEN BUSINESS PARK, SWINDON,
SN5 7HB



127 M² (1,368 FT²)
MODERN OPEN PLAN OFFICES
LANDSCAPED GROUNDS

CONTACT RALPH WELLS 07957 739 858

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SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

Swindon is situated approximately 80 miles west of central London, 40 miles east of Bristol, 40 miles north west of Reading and 30 miles south west of Oxford.

The town benefits from good road communications being located approximately 3 miles to the north west of Junction 15 of the M4 motorway and approximately 3 miles to the north east of Junction 16. The M4 provides direct access to London and the M25 motorway to the east and Bristol and the M5 motorway to the west.

In addition, the town is connected to the national railway network with a fastest journey time to London Paddington of approximately 55 minutes.

DESCRIPTION

The subject property is situated on the Stonehill Green Business Park, at the entrance to the development, accessed via the Great Western Way which leads directly to Junction 16 of the M4 motorway. Swindon town centre and Swindon rail station are approximately 2 miles to the south west.

Stonehill Green is an established office complex of four two storey buildings set in a landscaped environment. The scheme is a mix of offices and residential.

The subject property comprises a detached office building constructed in the 1980's arranged over ground and first floors with a blend of brick and metal clad elevations under a pitched roof.

Allocated surface parking for 5 vehicles is provided to the front of the property.

The property has been fitted out to a high specification including:

- Suspended ceiling
- Solid floors with perimeter trunking
- Double glazing
- Mix of category II lighting and LED lighting
- Gas central heating & Comfort cooling
- WC'S on each floor

ACCOMMODATION

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

First Floor	127 m ²	1,368 ft ²
Total	127 m²	1,368 ft²

TENURE

There is a new lease available for a term of years to be agreed.

RENT

The quoting rent is £19,200 per annum, exclusive.

BUSINESS RATES

The tenant is to be responsible for the payment of business rates.

EPC

An Energy Performance Certificate is available upon request.

The premises has an energy performance rating of C:73.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

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

FOR FURTHER INFORMATION

Please contact:
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