

3 NEWBRIDGE SQUARE, SWINDON, SN1 1BY

3 NEWBRIDGE
SQUARE

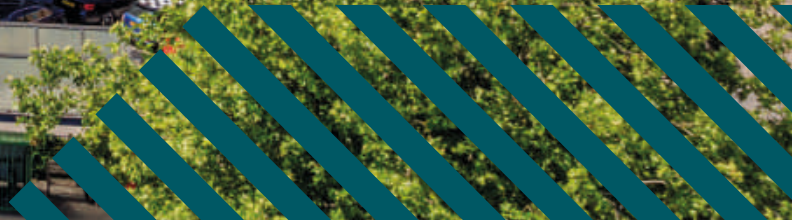
HIGH QUALITY OFFICES

500 - 15,000 SQ FT
SPACE AVAILABLE





NEWBRIDGE
SQUARE



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Discover 3 Newbridge Square, an eight-storey office building in the vibrant heart of Swindon town centre. Ideally located next to the main bus station and just a short walk from the railway station and town centre amenities.

This modern building offers bright, spacious office spaces with stunning views across the town from the upper floors. Enjoy stylish common areas, including meeting rooms, break-out spaces, and a business hub, designed to help your business thrive.



EXPERIENCE WORK

THIS WAY



WORK-LIFE COMMUNITY

3 Newbridge Square brings together an engaging community of like-minded professionals and businesses that elevate each other on a daily basis. This people-focussed environment provides opportunities for collaboration and new business contacts that is unique in Swindon.

Working at 3 Newbridge Square provides a perfect blend of productivity and work-life balance, giving your business a competitive edge.





ANYTHING BUT SQUARE

SETTING THE STANDARD

3 Newbridge Square offers a unique work experience where every detail has been designed to meet your needs. This building not only keeps pace with modern demands but sets the standard, providing the ideal contemporary workspace.





MODERN OFFICE

WITH BRIGHT

OPEN FLOORS



THE BUILDING

3 Newbridge Square is a modern and vibrant, eight storey office building occupying a prime position in the heart of Swindon town centre, adjacent to the main bus station and a short walk to the railway station and town centre with all of its associated amenities. The offices offer bright, spacious floor plates with excellent views across the town from the upper floors. The common areas have been superbly refurbished to provide stylish meeting rooms, break-out areas and a business hub.

Office space is available from 500 – 15,000 sq ft (48–1,393 sq m) and has been refurbished to a high specification that comprises the following:

- VAV air conditioning
- Fully accessible raised floors
- New suspended ceilings with LED lighting
- New WC's
- Manned reception
- Bookable meeting rooms
- Two 8 person passenger lifts plus a goods lift
- Car parking





WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE AND PLANET FIRST.



CYCLE & SCOOTER PROVISIONS



ENERGY EFFICIENT VRF SYSTEM



BUSINESS LOUNGE & RECEPTION



SHOWERING FACILITIES



CAR PARKING



EPC B



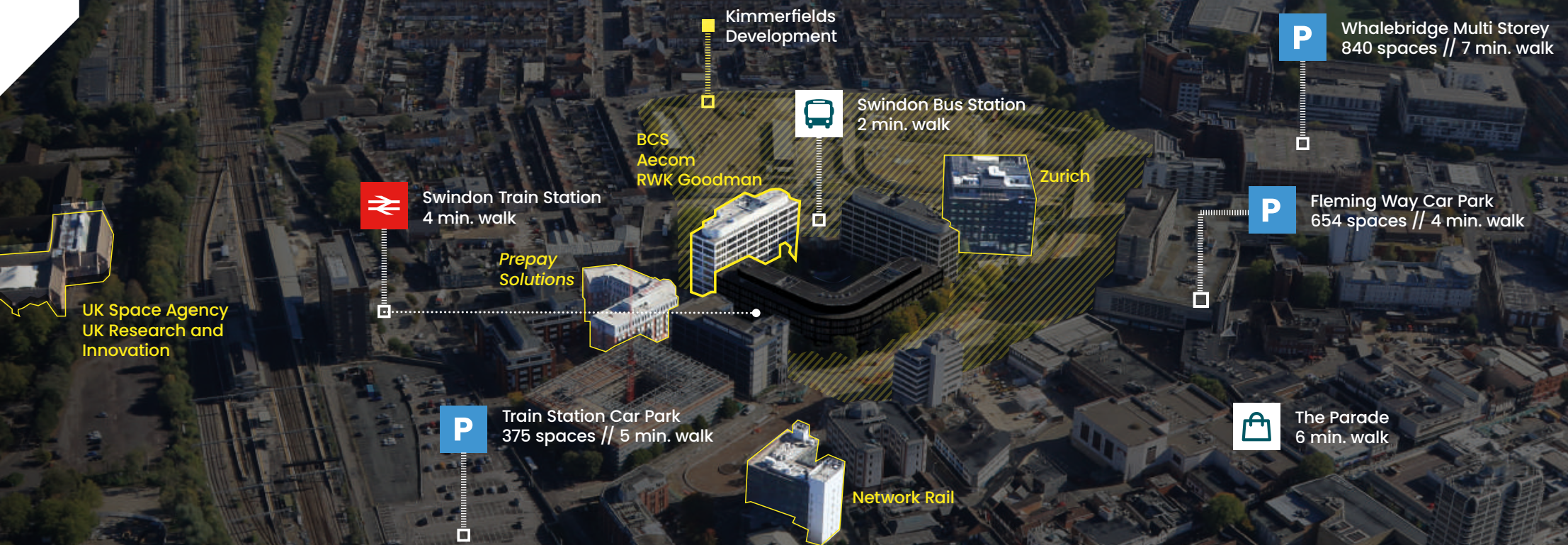
DEDICATED RECEPTION



CONCIERGE SERVICE



IN THE HEART OF THE ACTION



THE PERFECT DESTINATION

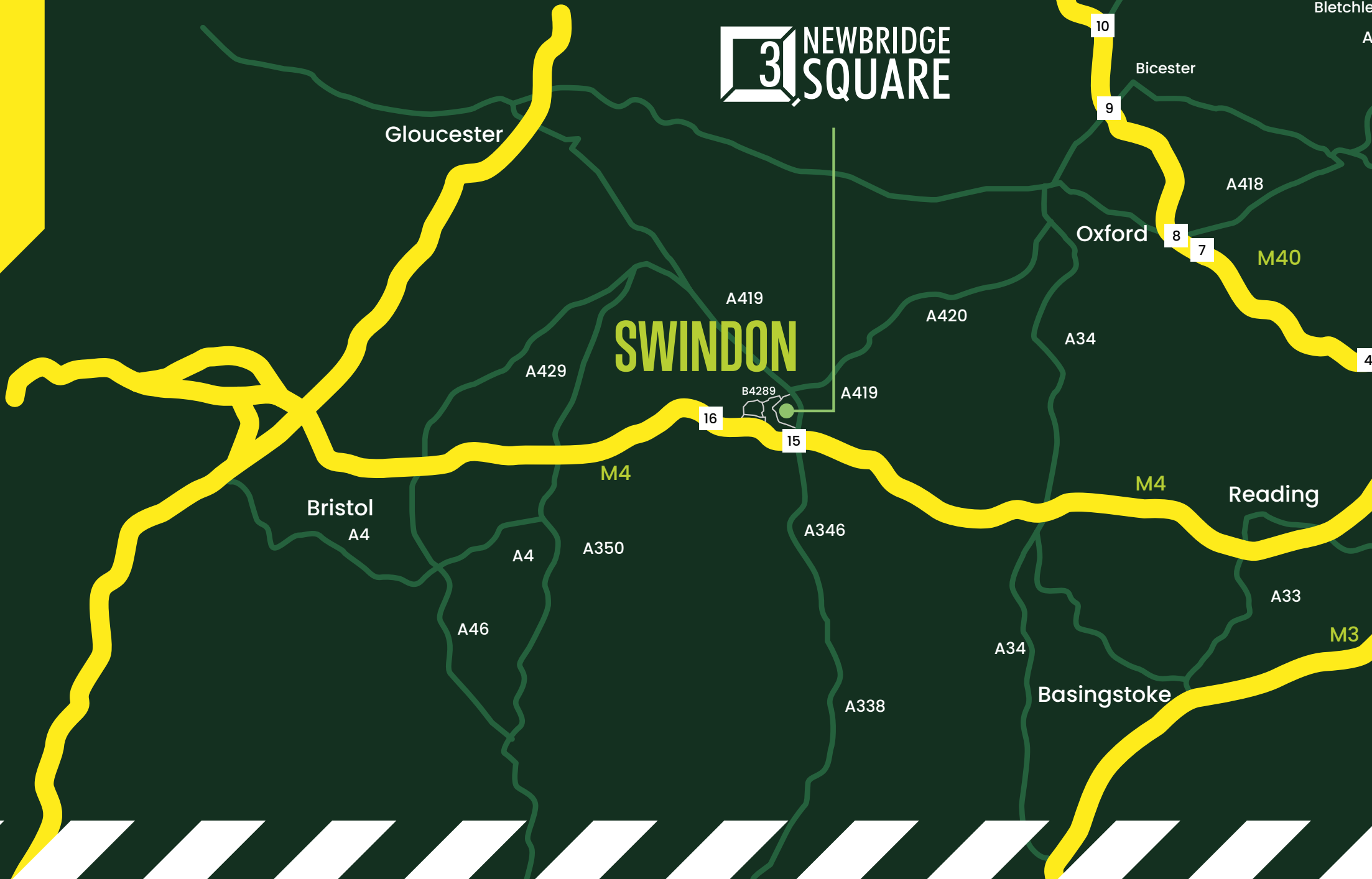
Swindon's unparalleled connectivity to London and the South of England is a key attraction for businesses and individuals. Live, work and play in the heart of Swindon Town.



TO LET
HIGH
QUALITY
OFFICES

3 NEWBRIDGE
SQUARE

3 NEWBRIDGE SQUARE





A DESTINATION

TRAVEL TIMES

LOCATION	RAIL	ROAD
London Paddington	50 mins	1 hr 35 mins
Reading	27 mins	55 mins
Bath	29 mins	42 mins
Bristol Temple Meads	40 mins	45 mins
Oxford	50 mins	36 mins
Heathrow	1 hr 20 mins	1 hr 6 mins
Gloucester	45 mins	45 mins



SPEARHEADING A LARGER MOVEMENT IN SWINDON

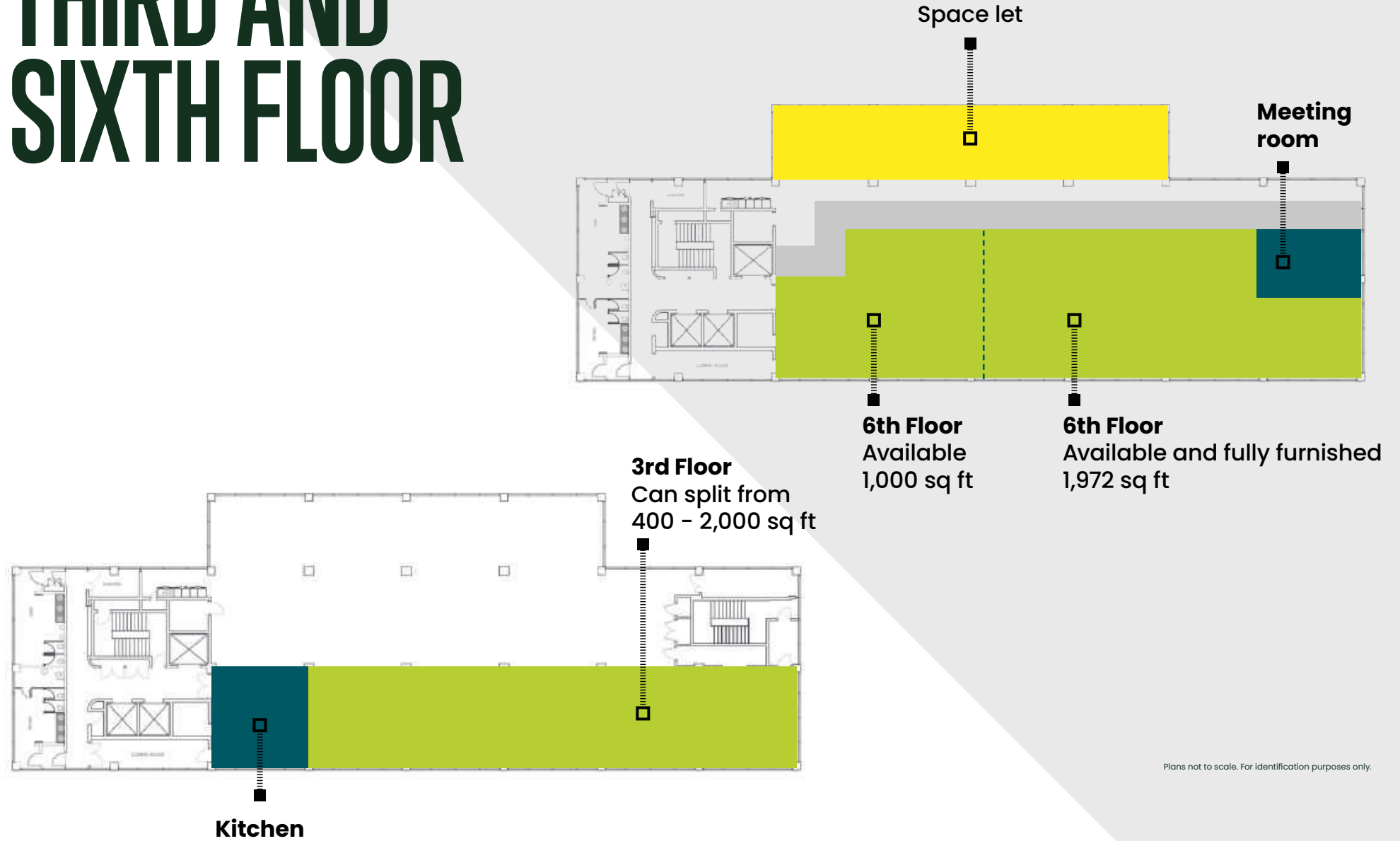
Swindon Council and local developers are working closely to bring forward over £1 billion of major new development projects in the town centre, comprising of a multi-purpose civic space incorporating a new museum exhibition space and a 1,200 seat arena.

There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council would see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that used to run along the road.

A new 10 acre mixed use office and residential development in the heart of Swindon town centre.



THIRD AND SIXTH FLOOR

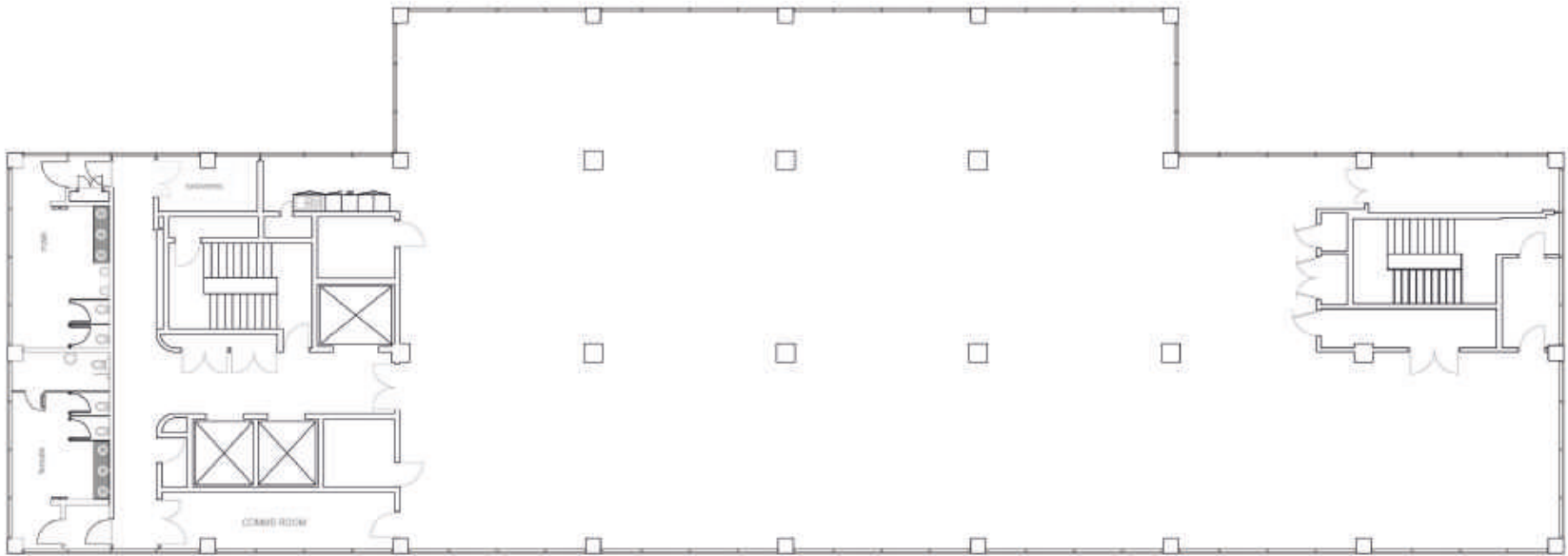


Plans not to scale. For identification purposes only.



SEVENTH FLOOR PLAN

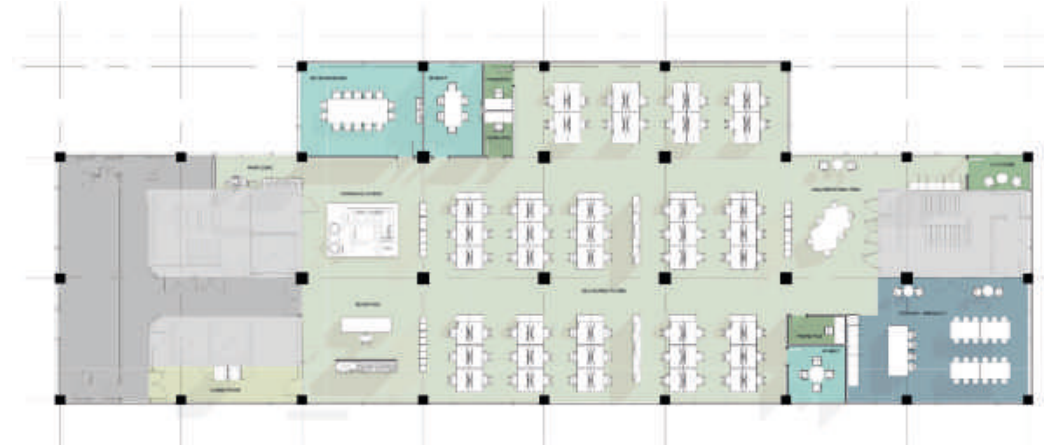
This bright, spacious, high specification office space can be taken as a whole or split to accommodate your requirements from 1,037 sqft or more. The seventh-floor location offers excellent views over Swindon, adding an extra level of exclusivity to your office.



OPEN & SPLIT FLOOR PLANS

FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS

Single Tenant Option



Two Tenant Option



THESE FLOORPLANS ARE EXAMPLES OF LAYOUT FLEXIBILITY.

Plans not to scale. For identification purposes only.



TALK TO US



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