

TO LET

41 REGENT CIRCUS • SWINDON • SN1 1PX



69 – 140.5 sq m
743 – 1,512 sq ft

- FIRST AND SECOND FLOOR OFFICE ACCOMMODATION
- SWINDON TOWN CENTRE LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS
- FLEXIBLE LEASE TERMS
- CLOSE TO RETAIL AND LEISURE AMENITIES



Location

The property is located within Swindon town centre, immediately adjacent to the main retail high street and large public car park. Swindon train station is approximately 10 minutes walk from the property, which provides access to London Paddington within one hour and 45 minutes to Bristol Temple Meads.

Nearby amenities include Morrisons, Cineworld, Nandos, Prezzo, Ask, Gourmet Burger Kitchen and Subway.

Description

The premises comprise a three storey office building providing centrally located and well specified office accommodation, which include the following:

- Open plan layout
- Carpeted throughout
- WC facilities
- Suspended ceiling with recessed Category II lighting
- Double glazed windows

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

Area	Sq m	Sq ft
First floor	69	743
Second floor	71.5	769
Total	140.5	1,512

Tenure

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

Quoting Terms

Please contact the agents for further information.

Business Rates

Business rates will be payable by the tenant. For full details, please refer to the Valuation Office Agency website.

Energy Performance Certificate

A copy of the EPC is available upon request. The property has an energy performance rating of C:60.

Legal Costs

Each party will be responsible for their own legal costs incurred in a transaction.



Contacts

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

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