



41 Regent Circus

Swindon, SN1 1PX

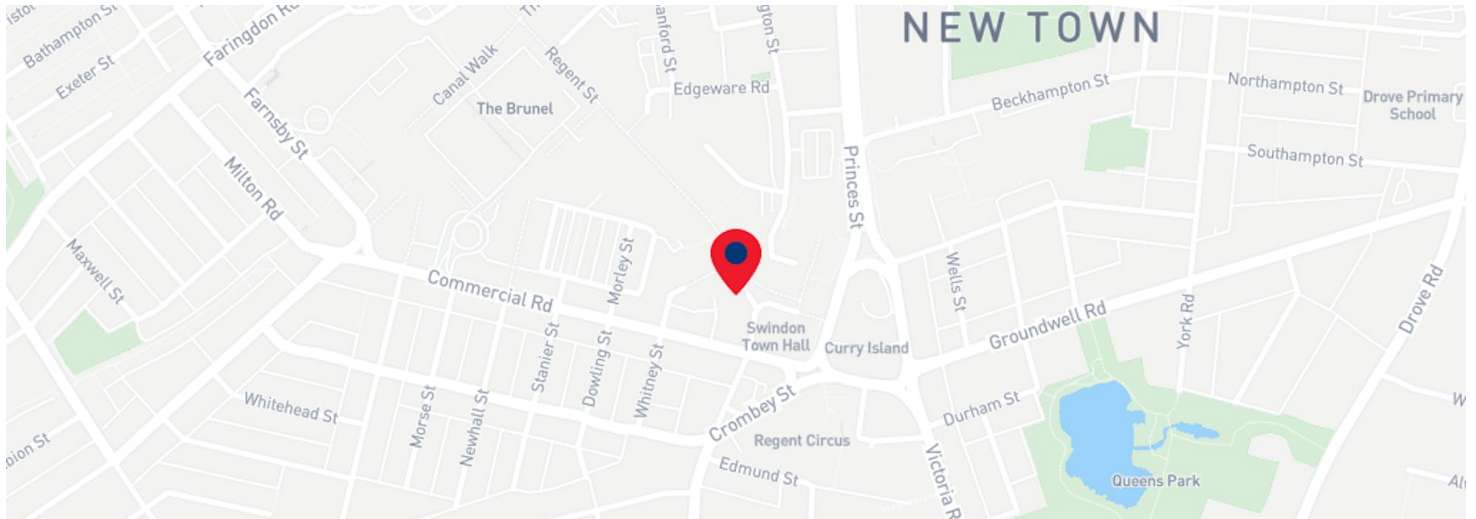
**FIRST AND SECOND FLOOR
OFFICE ACCOMMODATION IN A
TOWN CENTRE LOCATION WITH
FLEXIBLE LEASE TERMS**

1,512 sq ft
(140.47 sq m)

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

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Summary

Available Size	1,512 sq ft / 140.47 sq m
Rent	£12.50 per sq ft
Business Rates	Please contact the Agents for further information
EPC	C (60)

Location

41 Regent Circus 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.

///what3words

<https://what3words.com/start.elaborate.singer>

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 accommodation comprises of the following:

Name	sq ft	sq m
1st - First Floor	743	69.03
2nd - Second Floor	769	71.44

Viewings

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



Miles Cross MRICS

01793 544840 | 07464 547919
miles@whitmarshlockhart.com