



Part Ground Floor, Delta 100

Welton Road, Swindon, SN5 7XP

**HIGH QUALITY AIR
CONDITIONED OFFICES WITH
GENEROUS PARKING
ALLOCATION**

1,613 sq ft
(149.85 sq m)

- PRESTIGIOUS OFFICES
- GENEROUS PARKING ALLOCATION
- HIGH QUALITY AIR CONDITIONED OFFICES
- CLOSE PROXIMITY TO RETAIL AND LEISURE AMENITIES
- AVAILABLE ON A SEMI SERVICED BASIS

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Summary

Available Size	1,613 sq ft / 149.85 sq m
Rent	£29.50 per sq ft
Business Rates	Please contact the Agents for further information
EPC	C (66)

Accommodation

Name	sq ft	sq m
Ground - Part Ground Floor	1,613	149.85

Viewings

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

Location

Delta Business Park is a modern and successful office campus and is recognized as one of Swindon's premier locations. Delta 100 holds a prominent location close to the Great Western Way dual carriageway, approximately 2 miles east of Junction 16 of the M4 and 2 miles west of the town centre. Other occupiers on the estate include Intergraph UK Ltd, Secretary of State for the Environment, Dialog Semiconductor along with a number of other major occupiers.

///what3words

<https://what3words.com/park.gazed.stay>

Description

Delta 100 is a highly specified, 3 storey office building set within a mature landscaped environment. The accommodation benefits from air conditioning and raised floors throughout, with category II lighting and carpets, with WC's in the common parts. Additional benefits within the building include a canteen/restaurant facility, reception service and the ability to utilise the meeting and conference facilities within the building. Externally, there is allocated car parking available.



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