



## Ground Floor Milford Wing

Station Square, 1 Gloucester Street, Swindon, SN1 1GW

**PROMINENT GROUND FLOOR  
OFFICE ACCOMMODATION IN  
THE TOWN CENTRE WITH  
EXCELLENT PUBLIC  
TRANSPORT LINKS & CLOSE TO  
RETAIL AND LEISURE AMENITIES**

- PROMINENT GROUND FLOOR OFFICE ACCOMMODATION
- SWINDON TOWN CENTRE LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO RETAIL AND LEISURE AMENITIES

**3,135 sq ft**  
(291.25 sq m)

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## Summary

Available Size	3,135 sq ft / 291.25 sq m
Rent	£17.50 per sq ft
Business Rates	Please contact the Agents for further information
EPC	C (61)

## Location

The property is located within Swindon town centre, a short walk from the train station and a large public car park. Swindon station now provides rapid access to London Paddington within one hour and 45 minutes to Bristol Temple Meads.

## ///what3words

<https://what3words.com/sung.truth-maker>

## Description

The premises forms part of the ground floor Milford Wing and offers very well specified office accommodation, which includes the following:

- Welcome lobby with breakout space
- Air conditioning
- WC facilities
- Suspended ceiling with LG7 lighting
- Double glazed windows
- Full access raised floor with 600mm void
- Access control and CCTV systems
- Fully DDA compliant

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Ground Floor	3,135	291.25
<b>Total</b>	<b>3,135</b>	<b>291.25</b>

## Viewings

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



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