

focalpoint swindon



Newly Refurbished Offices

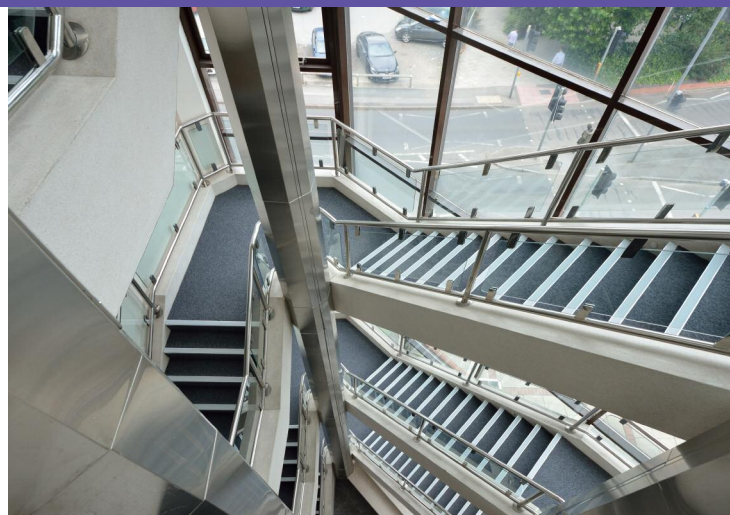


LOCATION

Swindon is a major commercial centre, situated on the M4 corridor with Bristol approximately 40 miles to the West via Junction 16 and London 80 miles to the East via Junction 15. The Town is home to many national and international companies including Honda, BMW Mini, Intel, Motorola and Nationwide Building Society.

The aptly named Focal Point is a modern, elegant detached building situated in a prime location in the very heart of Swindon Town Centre and Business District only two minutes walk from Swindon Railway Station and adjacent to the town centre redevelopment area known as Kimmerfields.

Occupiers can take advantage of a large number of shops, restaurants and cafes which are situated within 2-3 minutes walk from the building including major brands such as Marks and Spencer, Debenhams, House of Fraser, Costa, McDonald's, Subway, Caffé Nero and many others. Branches of major banks including Barclays, Natwest, HSBC, Lloyds and Santander are also within 5 minutes' walk.



PRIME
TOWN CENTRE
LOCATION

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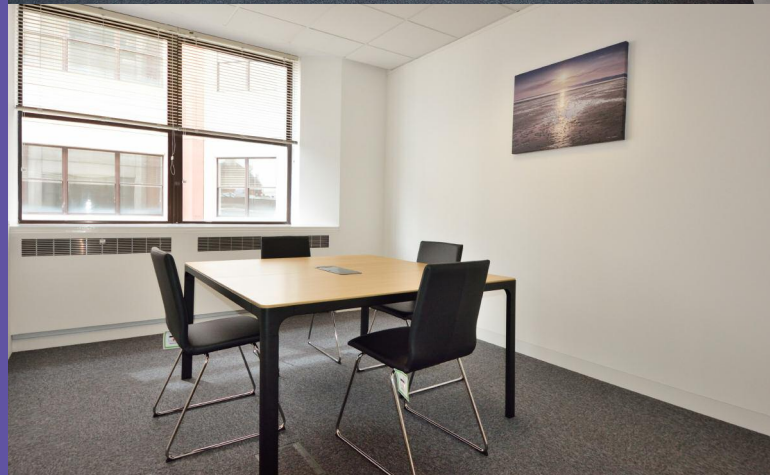
DESCRIPTION

The building is arranged over five floors and benefits from open plan layouts, raised access flooring, air conditioning and suspended ceilings with recessed category II lighting.



The building has been newly refurbished and includes:

- Upgraded New Lobby.
- Staffed Reception.
- New 1Gb fibre internet bearer.
- Secure access and new high definition 24 hour CCTV.
- Additional New Meeting rooms and Business Centre on first floor.
- 2 large DDA compliant lifts with Brand New lift cars.
- New male and female toilets on each floor.
- New disabled toilet on ground floor.
- New State of the Art Fire Alarm by ADT.
- Secure ground floor parking with security gate access.
- Secure cycle parking.





ACCOMMODATION

All measurements have been calculated on a net internal basis in accordance with the RICS Code of Measuring Practice Sixth Edition

	Area Sq ft	Sq m
Ground Floor Reception	700	65.0
Ground Floor Store	1,230	114.2
Ground Floor Office	2,700	250.8
First Floor	7,400	687.5
Second Floor	7,400	687.5
Third Floor	7,400	687.5
Fourth Floor	7,400	687.5
TOTAL	34,230	3,180

TENURE

The property is available as a whole or on a floor by floor basis on new effective full repairing and insuring terms via service charge, direct with the landlord.



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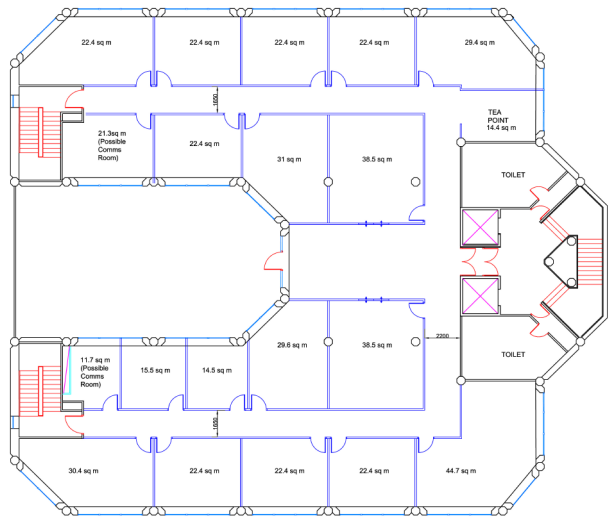
FOCAL POINT CAN ACCOMMODATE YOUR NEEDS



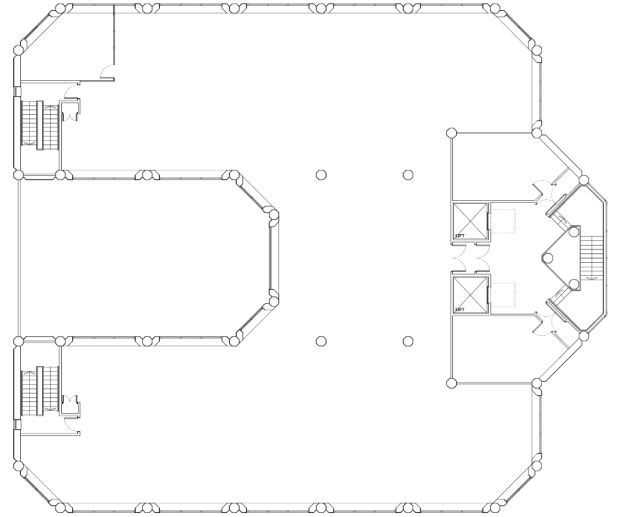
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From a 2 person office to a whole floor...



First floor Business Centre and meeting rooms



A typical upper floor layout

BUSINESS RATES

Interested parties should make their own enquiries with the local billing authority, Swindon Borough Council on 01793 445500, to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate rating is C (55) and is available for inspection

VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact the agents listed below.



James Gregory
01793 428106
07917 188006
jgregory@alderking.com



Bradley Forbes
01793 438939
07786 554245
bradley@loveday.uk.com

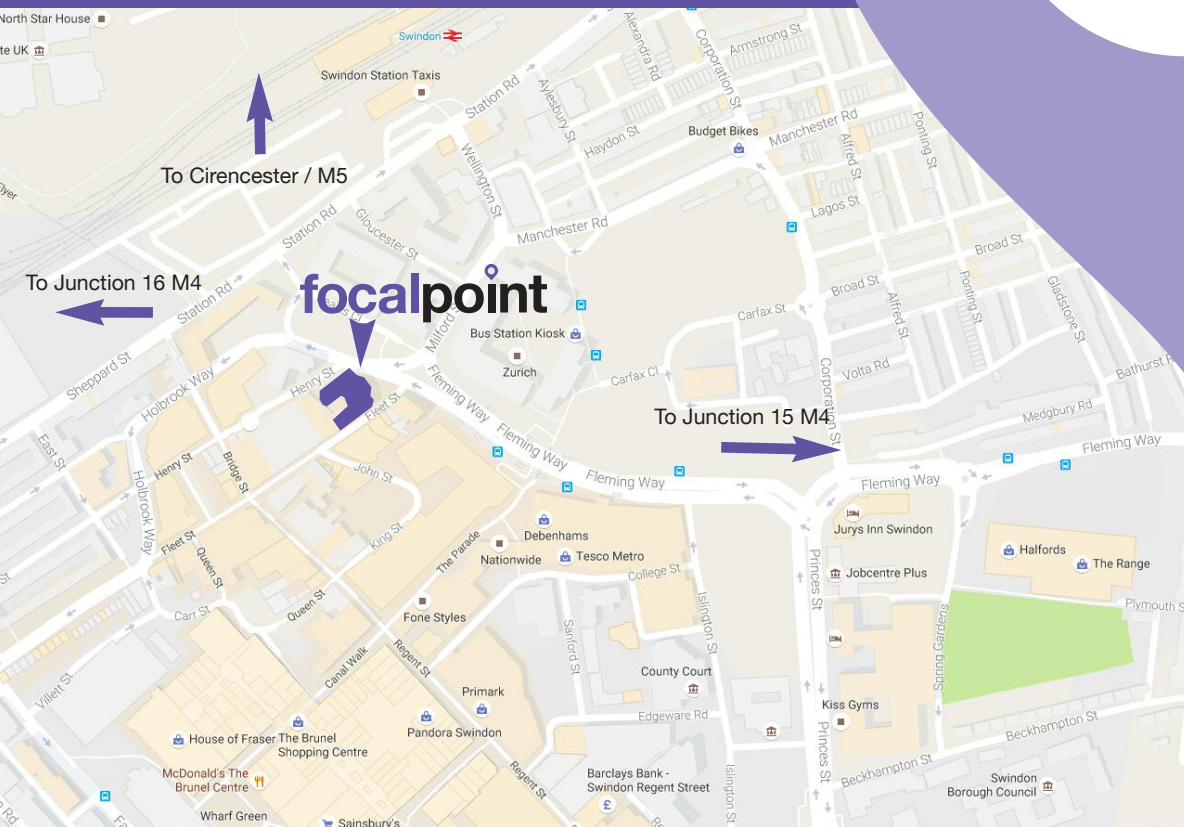
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The place for business in Swindon!

Misrepresentation Act 1967: 1) These particulars do not constitute any part of an offer or contract, 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; 3) Any intending lessee must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars; and 4) Alderking Amcor Property Limited its subsidiaries, and/or associated companies do make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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