

FREEHOLD  
FOR SALE  
OR TO LET

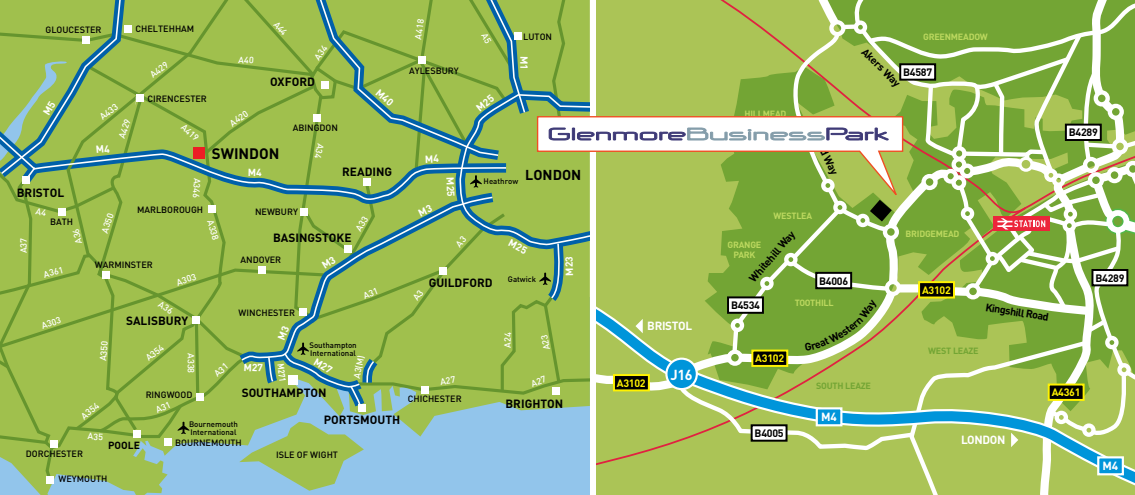
another *Glenmore* development  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# GlenmoreBusinessPark

**SOUTHMEAD CLOSE  
WESTMEAD, SWINDON  
SN5 7FP**



**NEW 3-STOREY ENERGY-EFFICIENT OFFICE BUILDING**  
**6,549 sq ft** SET IN A LANDSCAPED BUSINESS PARK LOCATION



## LOCATION

Swindon is in an unrivalled strategic location along the M4 Corridor accessed by both Junctions 15 and 16. Bristol is approximately 35 miles to the west, Southampton 60 miles to the south and London 75 miles to the east. The north is also easily accessible via the A419/A417 which connects with the M5 at Gloucester. Swindon is home to major national and international occupiers including Honda, BMW, B&Q, Nationwide and Intel.

## ACCOMMODATION SCHEDULE

BLOCK A - office building		
Ground Floor	2,183 sq ft	202.8 sq m
First Floor	2,183 sq ft	202.8 sq m
Second Floor	2,183 sq ft	202.8 sq m
<b>TOTAL</b>	<b>6,549 sq ft</b>	<b>608.4 sq m</b>

All floor areas quoted are GIA.

## High quality office accommodation

Glenmore Business Park is a new development of office and industrial/warehouse units within a landscaped environment on the Westmead Industrial Estate 2 miles west of Swindon town centre – an area popular with a wide range of industrial, warehouse, commercial and trade counter businesses.

Block A comprises a 3 storey office building, totalling 6,549 sq ft, benefiting from a modern, sustainable design, with external walls of brick and composite cladding, a full height glass entrance canopy and a high quality internal finish.

### SPECIFICATION

- High quality microrib cladding and part-brick elevations
- Powder coated brise soleil to south-west elevation
- Energy efficient double glazed windows
- Anti-static carpeting to all offices, stairs and main areas
- 8-person lift
- Kitchen area
- Allocated parking
- Landscaping
- Mains water, gas, telecom and electricity



### TENURE

Freehold or Leasehold.

### SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

### RENT & PRICE

Upon application.

### VAT

VAT will be payable on the price/rent.

### PLANNING

Planning consent for the development has been granted and a copy is available upon request.

#### IMPORTANT NOTICE

Loveday and Whitmarsh Lockhart and their clients give notice that:

- They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Loveday and Whitmarsh Lockhart have not tested any services, equipment or facilities.
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