

FOR SALE/TO LET

Pavilion 1 and Pavilion 3, The Pavilions,
South Marston Park, Swindon, SN3 4TN



Indicative photo of existing property

Proposed new high quality office buildings with extensive parking provision

6,800 – 10,000 sq ft (631.7 - 929 sq m)

01793 423344

loveday.uk.com

Location

The Pavilions is located approximately 6 miles from Swindon town centre and benefits from easy access to Junction 15 of the M4 motorway (5 miles) via the A419 dual carriageway. This road also links to Junction 11 of the M5 motorway and Gloucester to the North West.

Description

Pavilions 1 and 3 are yet to be developed and are available with the ability for any purchaser / tenant to have an input into the exact specifications. Typically the buildings will feature the following:-

Extensive car parking provision (ratio of 1 space per 212 sq ft occupied)

Air conditioning

Suspended ceiling with LG7 lighting

Desk level perimeter trunking

Gas fired central heating

Kitchenette facilities

Male and female/disabled WC facilities

DDA compliant passenger lift

Ability to split into separate wings/floors

Accommodation

We have taken measurements from architect's plans and each building offers the following over ground and first floors on a net internal basis, (as defined by the RICS Code Of Measuring Practice):-

Pavilion 1 **Proposed as next phase and highlighted on the attached plan**

6,800 sq ft

Pavilion 3

10,000 sq ft

Terms

The properties are available to purchase or rent either as a whole or on a floor by floor basis, on a new full repairing and insuring lease. Further information on quoting terms is available from the agents.

Business Rates

The offices will be assessed for rating purposes upon completion. Further information is available from the agents.

Viewing and Further Information

Strictly by appointment only with the sole agents

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Sat Nav SN3 4TN

January 2016

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property.

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