

TO LET

PART FIRST FLOOR • EDISON HOUSE • EDISON ROAD • DORCAN •
SWINDON • SN3 5JX



165 - 720 sq m
1,775 – 7,750 sq ft

- FUNCTIONAL FLEXIBLE OFFICE ACCOMMODATION
- GENEROUS ON SITE CAR PARKING
- CAN BE LEASED ON AN ALL INCLUSIVE BASIS, IE RENT, BUSINESS RATES, SERVICE CHARGE AND MAINTENANCE ALL IN ONE MONTHLY OR QUARTERLY PAYMENT



Location

Swindon is an important provincial centre attracting many national and international companies including Nationwide Building Society, Zurich, Honda and Intel.

The town is strategically located adjacent to the M4 motorway (Junctions 15 and 16) and benefits from a mainline railway link to London and the West.

Junction 15 of the M4 via the A419 lies 2½ miles to the south and the town centre is a similar distance to the west. Immediate occupiers in the vicinity include TE Connectivity, Fisher Scientific, Royal Mail and Morrisons supermarket.

Description

Edison House is a modern two storey building set in mature landscaped grounds. The subject office accommodation is located on the first floor and includes the following amenities:

- Flexible open plan and cellular layout
- Suspended ceiling with recessed lighting
- Carpeting throughout
- Double glazed windows
- Gas fired central heating

The premises form part of a modern office and light manufacturing complex, owned by TE Connectivity.

Accommodation

All measurements are approximate and given on a net internal basis in accordance with the RICS Code of Measuring Practice.

Area	Sq m	Sq ft
Suite 1	165	1,775
Suite 2	223	2,400
Suite 3	332	3,575
Total	720	7,750

The accommodation is capable of sub division to provide smaller suites, if required, and flexibility is given.

Externally the property benefits from generous car parking with a secure, hard surfaced car park that serves the property.

Basis of Occupation

The offices are available on a flexible lease term. The premises will be ideal for a company which envisages expanding rapidly over a 1-3 year period. Offices can be leased of a certain size initially and with room to expand as the business grows.

Quoting Terms

An all inclusive rent can be quoted to include business rates, service charge, building maintenance and insurances.

The rental element within that all inclusive figure will be £9.50 per sq ft per annum exclusive.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.



Contacts

Viewing and further information is strictly by prior appointment through the sole agents:

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