



Part First Floor, Edison House

Edison Road, Dorcan, Swindon, SN3 5JX

**FUNCTIONAL FLEXIBLE OFFICE
ACCOMMODATION WITH
GENEROUS ON SITE CAR
PARKING**

7,750 sq ft

(720 sq m)

- 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

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Summary

Available Size	7,750 sq ft / 720 sq m
Rent	£9.50 per sq ft
Business Rates	Please contact the agents for further information
EPC	Upon enquiry

Location

The town is strategically located adjacent to the M4 motorway (Junctions 15 and 16) and benefits from a main line 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 nearby Morrisons supermarket.

///what3words

<https://what3words.com/grounding.issues.aims>

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 flexible open plan and cellular layout, suspended ceiling with recessed lighting, carpeting throughout, double glazed windows and gas fired central heating.

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

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
1st - Suite 1	1,775	164.90
1st - Suite 2	2,400	222.97
1st - Suite 3	3,575	332.13

Viewings

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



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