

# TO LET

DELTA 100 • WELTON ROAD • SWINDON • SN5 7XP



149.9 sq m  
1,613 sq ft

- PRESTIGIOUS OFFICES
- GENEROUS PARKING ALLOCATION
- HIGH QUALITY AIR CONDITIONED OFFICES
- CLOSE PROXIMITY TO RETAIL AND LEISURE AMENITIES
- AVAILABLE ON A SEMI SERVICED BASIS



## Location

Swindon is the principle commercial centre in Wiltshire with a population of approximately 180,000. The Borough continues to expand and has been identified as the major growth centre for this region.

The town holds an excellent position on the M4 motorway and is served by both Junctions 15 and 16. There is an intercity rail service to London Paddington with a journey time of approximately 1 hour.

Delta Business Park is a modern and successful office campus and is recognized as one Swindon's premier locations. Delta 100 holds a prominent location close to the Great Western Way dual carriageway, approximately 2 miles east of Junction 16 of the M4 and 2 miles west of the town centre. Other occupiers on the estate include Intergraph UK Ltd, Secretary of State for the Environment, Dialog Semiconductor, along with a number of other major occupiers.

## Description

Delta 100 is a highly specified, 3 story office building set within a mature landscaped environment. The accommodation benefits from air conditioning and raised floors throughout, with Category II lighting and carpets, with WC's in the common parts. Additional benefits within the building include a canteen/restaurant facility, reception service and the ability to utilize the meeting and conference facilities within the building.

Externally there is allocated car parking available.

## Accommodation

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

The part ground floor suite extends to 149.9 sq m (1,613 sq ft).

## Tenure

The property is available by way of a new lease agreement.

## Business Rates

Please contact the agents for further information.

## Energy Performance Certificate

A copy of the EPC is available on request. The property has an energy performance rating of C:66.

## Service Charge

A service charge will be put in place to cover the upkeep of the common parts of the Estate.

## 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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