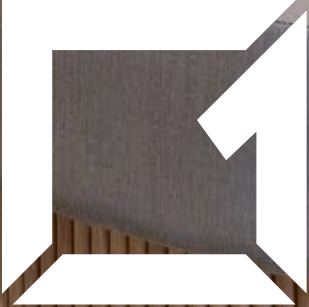


A WORK-LIFE CHANGING EXPERIENCE



**NEWBRIDGE
SQUARE**

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1 NEWBRIDGE SQUARE, SWINDON, SN1 1HN

INTRODUCTION

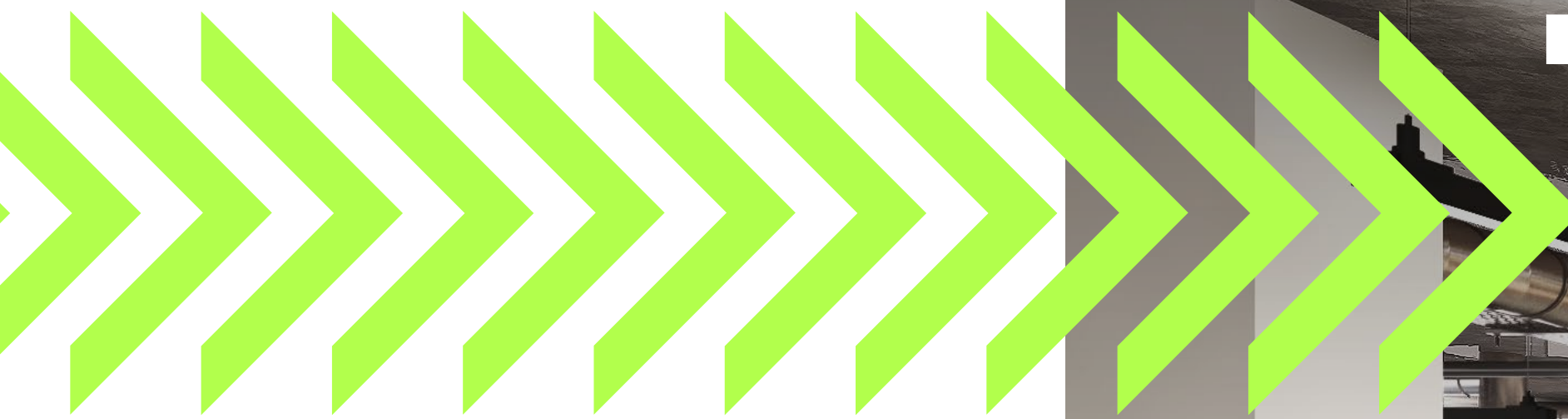
1 Newbridge Square offers a modern business infusion with contemporary, Cat A office and retail space, effectively designed with a user-centred approach. Regenerating Swindon's business district with a full focus on wellness, ESG and a future-proof vision.

We envisage a customer-orientated experience from the moment you walk through the door. Be pleasantly greeted at the concierge desk with an array of services available to enhance your business and your well-being throughout the day. Using recycled materials, we enhance our sustainability practices through green walls, planters, music curators and relaxing scent diffusers.





EXPERIENCE WORK



THIS WAY

WORK-LIFE COMMUNITY

Join in an engaging community of like-minded professionals and businesses within a people focused environment. Reap the benefits of networking throughout the year with onsite collaboration opportunities, presenting the likelihood of generating valuable business connections and rapport.

Bringing together a favourable mix of retail and office departments, working life at 1 Newbridge square further promotes business productivity and individual work-life balance.



ANYTHING BUT SQUARE

A FIRST FOR SWINDON

1 Newbridge Square is different. A workspace experience never seen before in Swindon where every touchpoint has been considered, moulded around the customer's wants and needs. It's a building that is not just moving with the trends it's leading them.





WHERE BUSINESS MEETS LEISURE



A POSITIVE WORKING ENVIRONMENT

Designed with wellbeing prioritised, we present a balanced, comforting, and serene ambience from the reception area, right through to your desk.

Scattering a handful of casual and informal breakout spaces, employees can take a breather and relax in dedicated community spaces within the building. Offering an inspiring range of wellness functions such as yoga and group therapy sessions, we aim to establish a healthy, resilient, and positive working environment where people will feel energised and rejuvenated throughout their workday. Promoting a regenerative, user-enhanced design, 1 Newbridge Square is built for the people, the business and the future.



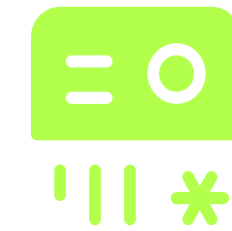


WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE AND PLANET FIRST.



CYCLE & SCOOTER PROVISIONS



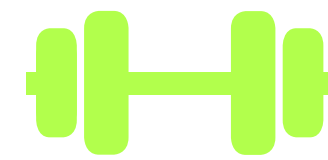
ENERGY EFFICIENT VRF SYSTEM



BUSINESS LOUNGE & RECEPTION



SHOWERING FACILITIES



FITNESS AND GYM FACILITIES



CAR PARKING RATIO 1:304



FITWELL



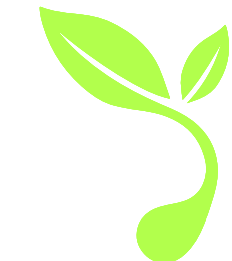
EV CHARGING



BREEAM EXCELLENT



EPC A



NET ZERO CARBON FIT OUT



WIRED SCORE



IN THE HEART OF THE ACTION

THE PERFECT DESTINATION

Swindon's unparalleled connectivity to London and the South of England is a key attraction for businesses and individuals. Live, work and play in the heart of Swindon Town.

UK Space Agency
UK Research and Innovation

Swindon Train Station
4 min. walk

P **Train Station Car Park**
375 spaces // 5 min. walk

Prepay Solutions

BCS
Aecom
RWK Goodman

Network Rail

Kimmerfields Development

Swindon Bus Station
2 min. walk

Zurich

P **Whalebridge Multi Storey**
840 spaces // 7 min. walk

P **Fleming Way Car Park**
654 spaces // 4 min. walk

The Parade
6 min. walk

A DESTINATION

TRAVEL TIMES

LOCATION	RAIL	ROAD
London Paddington	50 mins	1 hr 35 mins
Reading	27 mins	55 mins
Bath	29 mins	42 mins
Bristol Temple Meads	40 mins	45 mins
Oxford	50 mins	36 mins
Heathrow	1 hr 20 mins	1 hr 6 mins
Gloucester	45 mins	45 mins



SPEARHEADING A LARGER MOVEMENT IN SWINDON



Swindon Council and local developers are working closely to bring forward over £1 billion of major new development projects in the town centre, comprising of a multi-purpose civic space incorporating a new museum exhibition space and a 1,200 seat arena.

There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council would see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that used to run along the road.



KIMMERFIELDS

A new 10 acre mixed use office and residential development in the heart of Swindon town centre.

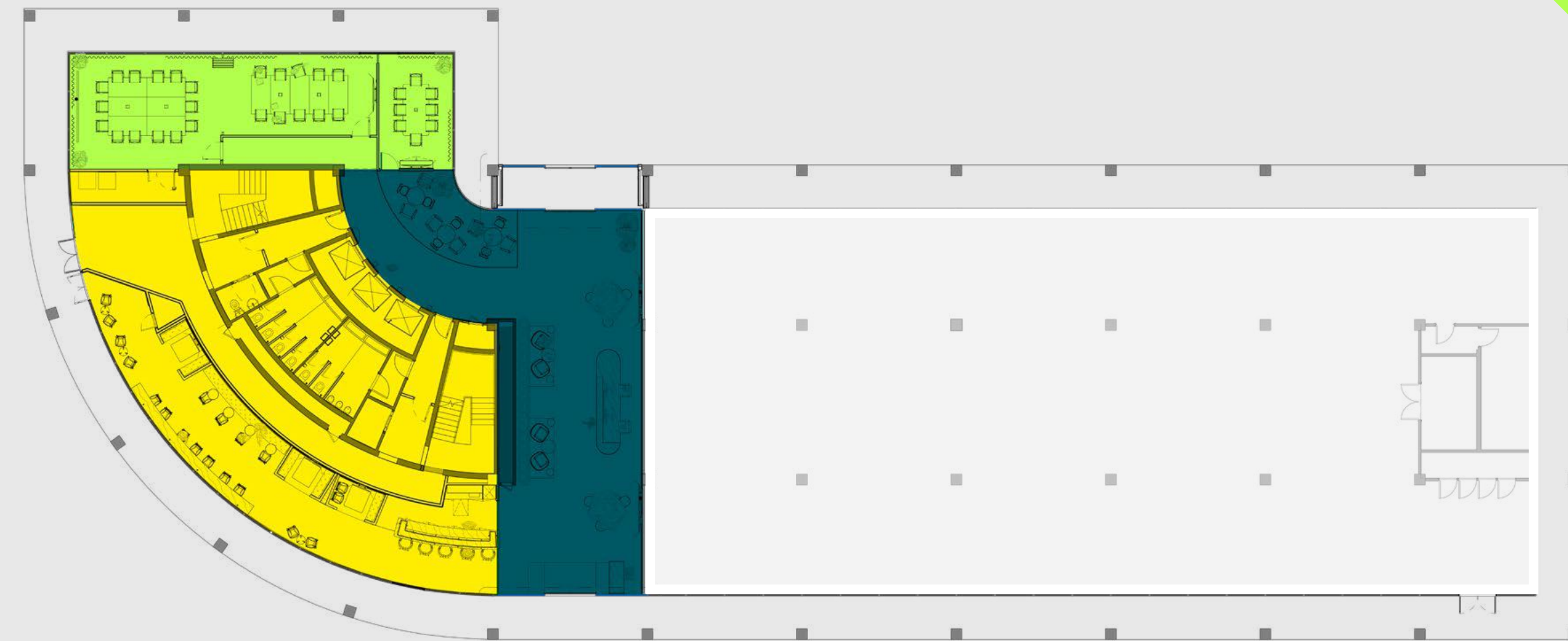
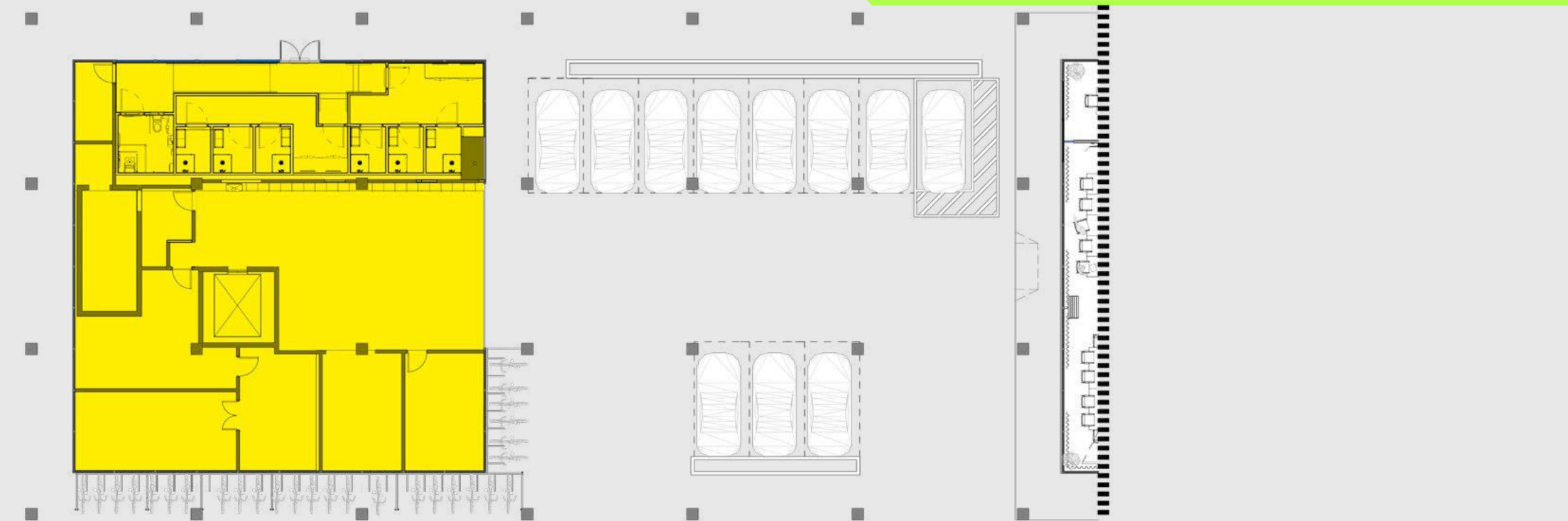
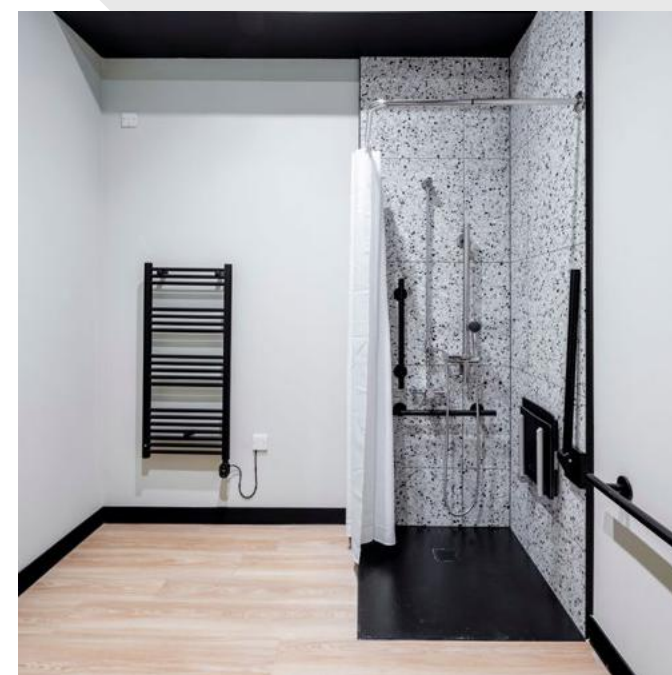




1 NEWBRIDGE SQUARE, SWINDON, SN1 1HN



ARCHITECT BLOCK PLAN

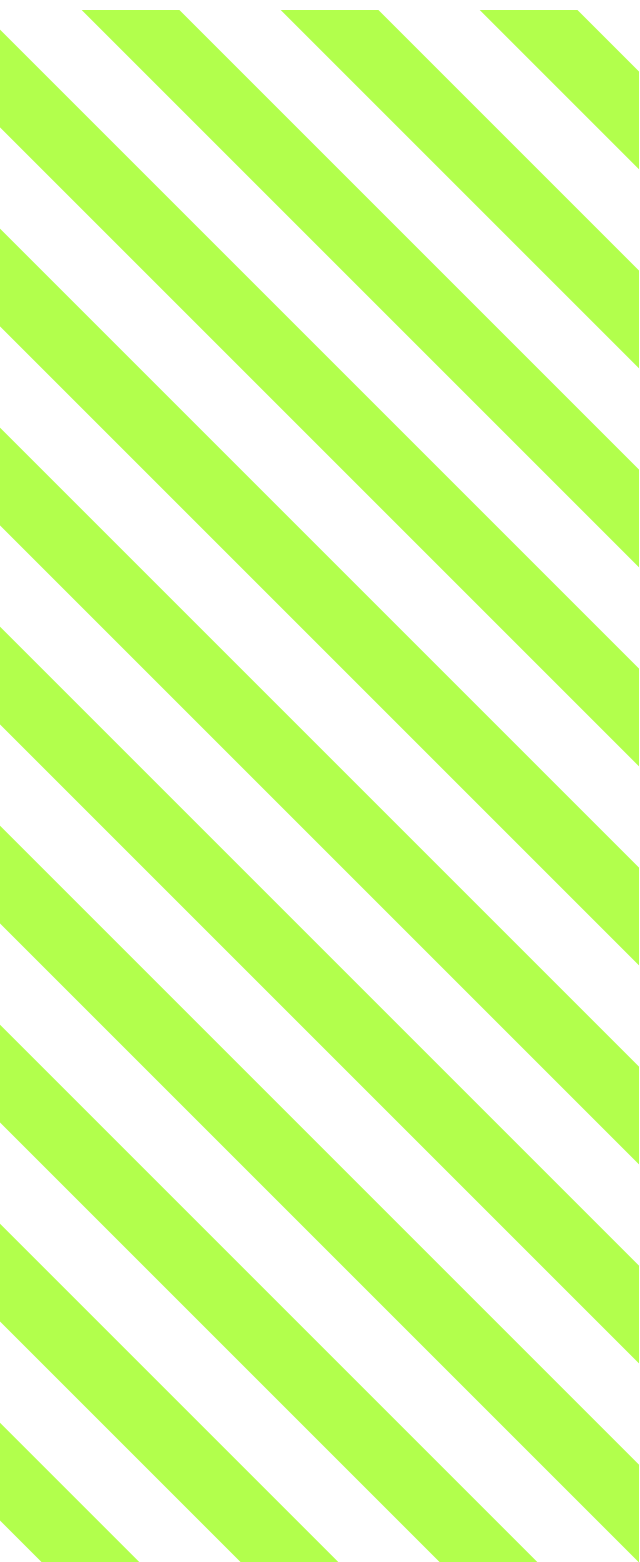


- A space to re-energise
- On-site fitness facilities available
- Shower amenities

- On-site vehicle parking & charging stations
- Electric scooter and bicycle zones
- Drop off and collections area

- Welcoming reception area with concierge
- Flexible meeting rooms
- Event and wellness space

- Supportive neighbouring businesses
- Variety of on-site local retailers



GROUND FLOOR PLAN

A

- Key transitional space
- Client focused concierge
- Media content
- Biophilic experience

B

- Open refreshments area
- Interactive spaces
- Collaboration space
- Seamlessly connected technology

C

- Meeting room suite
- Flexible for various work modes
- Versatile event space
- Direct access to media

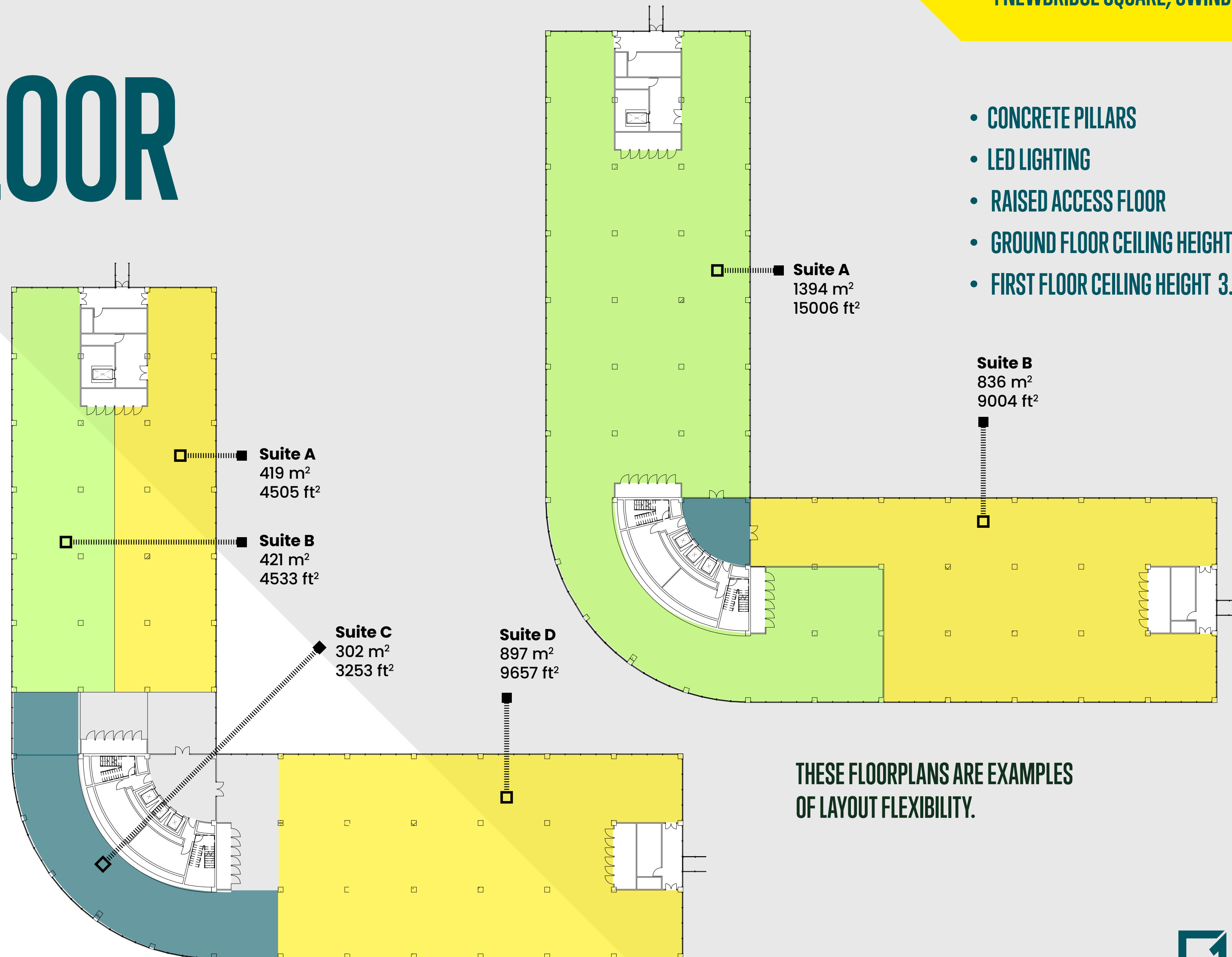


Plans not to scale. For identification purposes only.



UPPER FLOOR PLANS

- FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS
- SUITES AVAILABLE FROM 3,000 SQFT UP TO CIRCA 96,000 SQFT
- OCCUPANCY RATIO 1:8 SQM PER PERSON

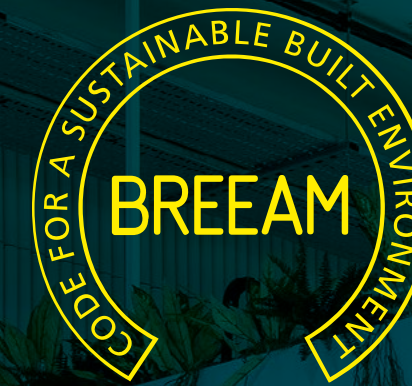


- CONCRETE PILLARS
- LED LIGHTING
- RAISED ACCESS FLOOR
- GROUND FLOOR CEILING HEIGHT 4.23M
- FIRST FLOOR CEILING HEIGHT 3.12M

THESE FLOORPLANS ARE EXAMPLES OF LAYOUT FLEXIBILITY.

Plans not to scale. For identification purposes only.

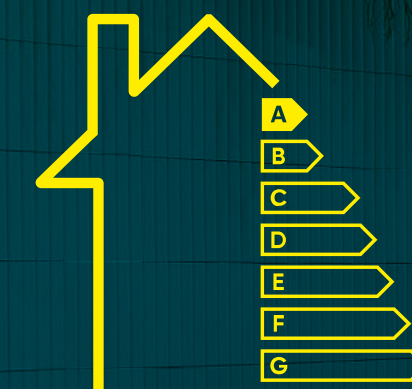
JOURNEY TO NET ZERO CARBON



BREEAM EXCELLENT



NET ZERO CARBON FIT OUT



EPC A RATING



DELIVERING CAT-A & B FIT OUT

A VISION

We envisage a climate-positive environment through delivering a whole life carbon approach. With a future proof building combined a solid eco-strategy 1 Newbridge Square provides a healthy, sustainable, and productive business setting.

On our journey to zero net carbon, we implement an environmental management system which minimises onsite energy usage.

We specify materials and products which have a low-carbon impact to ensure we stay on track towards NZC goals and EUI targets.



TALK TO US



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