

Trigonos Windmill Hill Business Park

Whitehill Way | Swindon | SN5 6PB

17,257 sq ft (1,603 sq m) First Floor Offices TO LET
on Swindon's Premier Business Park





First Floor offices, West Wing

The available space comprises the entirety of the 1st floor West Wing

17,257 sq ft
(1,603 sq m)



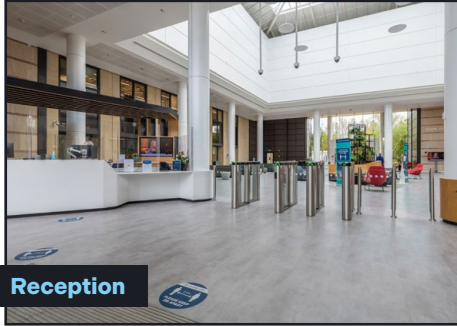
7 Meeting Rooms



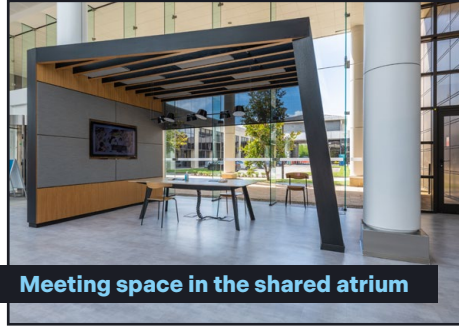
11 Booths



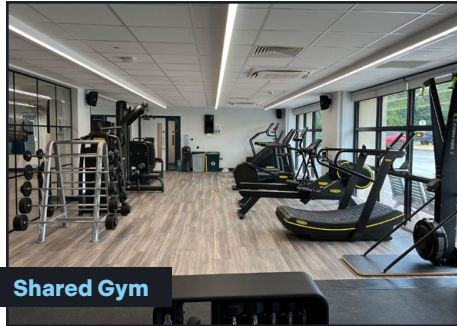
157 Desks



Reception



Meeting space in the shared atrium



Shared Gym



Shared Canteen



First Floor offices

Trigonos West Wing includes...

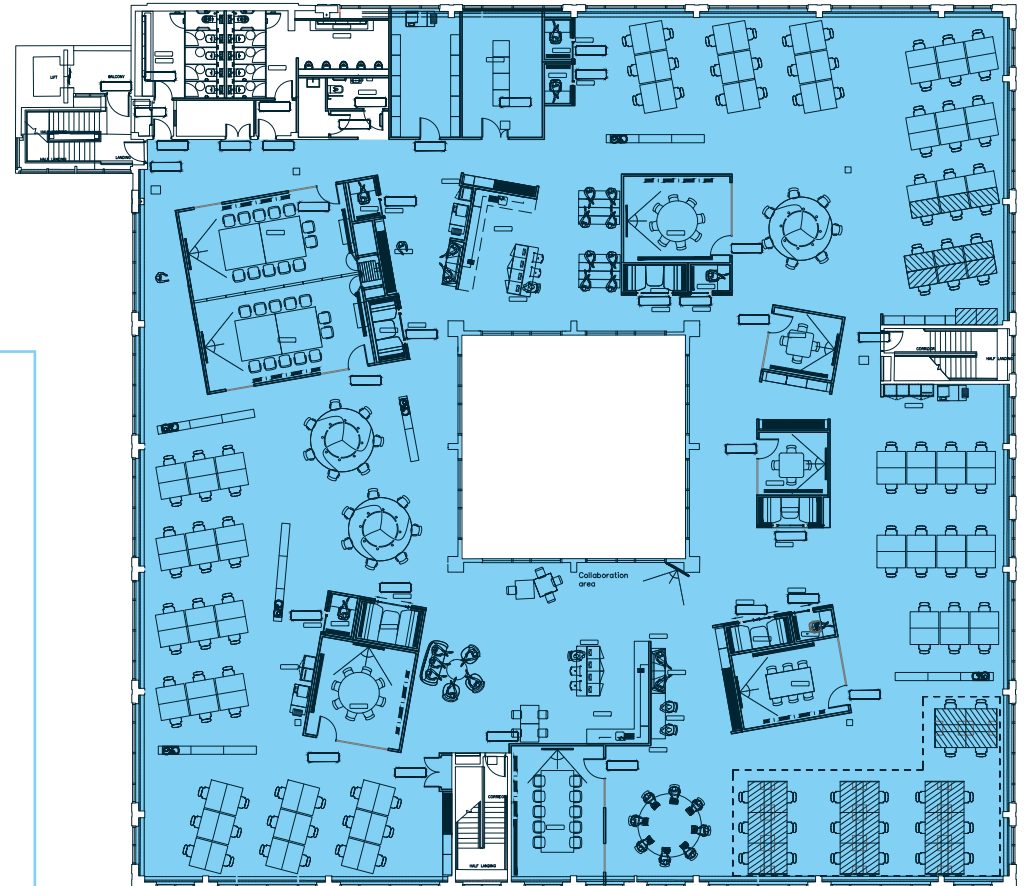
There is a lift and staircase off the atrium that provide access to the office, which was comprehensively refurbished in 2020

There is shared use of the canteen and on site gym, which is subsidised and free respectively, through a contribution to the costs

Accessed from a double height shared atrium with a manned reception desk and secure access gates

The building can be offered as 'plug and play' accommodation, or unfurnished

There are shared larger meeting rooms within the common areas that can be booked out





Inclusive and progressive desk orientation to stimulate team working and creativity



Open services
fit out with brand
new LED lighting



2 Kitchenettes
with break out
space



Landscaped external areas for shared use



Lockers to allow for flexible working



Meeting rooms ranging from 4-48 person capacity

Specification:

**High quality
'plug and play'
fit out**



Constant Air Volume (CAV) HVAC system, supplemented by fan coils



WC Facilities



Quiet booths
providing private
space for 1-4 people



Generous parking
provision of
102 spaces, at
1:159 sq ft





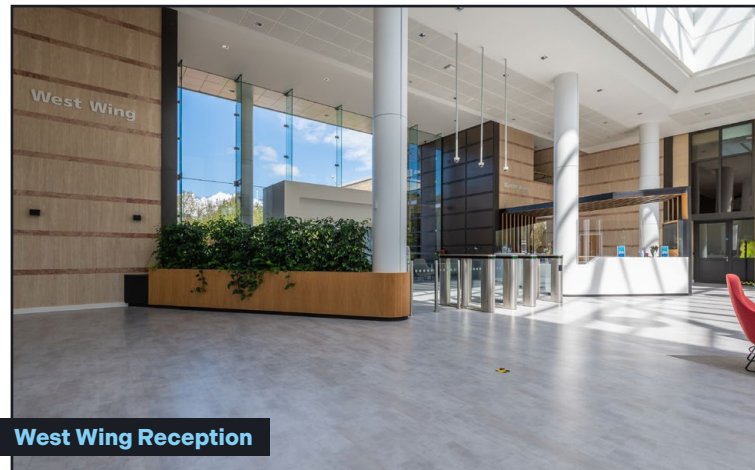
Trigonos is located on the southern boundary of Windmill Hill Business Park

Windmill Hill is the most prestigious business park in Swindon, home to several national occupiers: Nationwide, Arval Vehicle Leasing, Vodafone, Regus and RWE.

The park lies adjacent to the M4 Motorway, less than 0.5 miles from Junction 16, 4.5 miles from Swindon town centre and railway station and serviced by a regular bus service.



Secondary Entrance



West Wing Reception

- | | | | |
|---|---|---|---|
| 1 |  | 2 |  |
| 3 |  | 4 |  |
| 5 |  | 6 |  |
| 7 |  | 8 |  |



Train Times From Swindon Station (mins)

Bath Spa	24 mins
Reading	29 mins
Bristol Temple Meads	38 mins
Cardiff Central	55 mins
London Paddington	58 mins

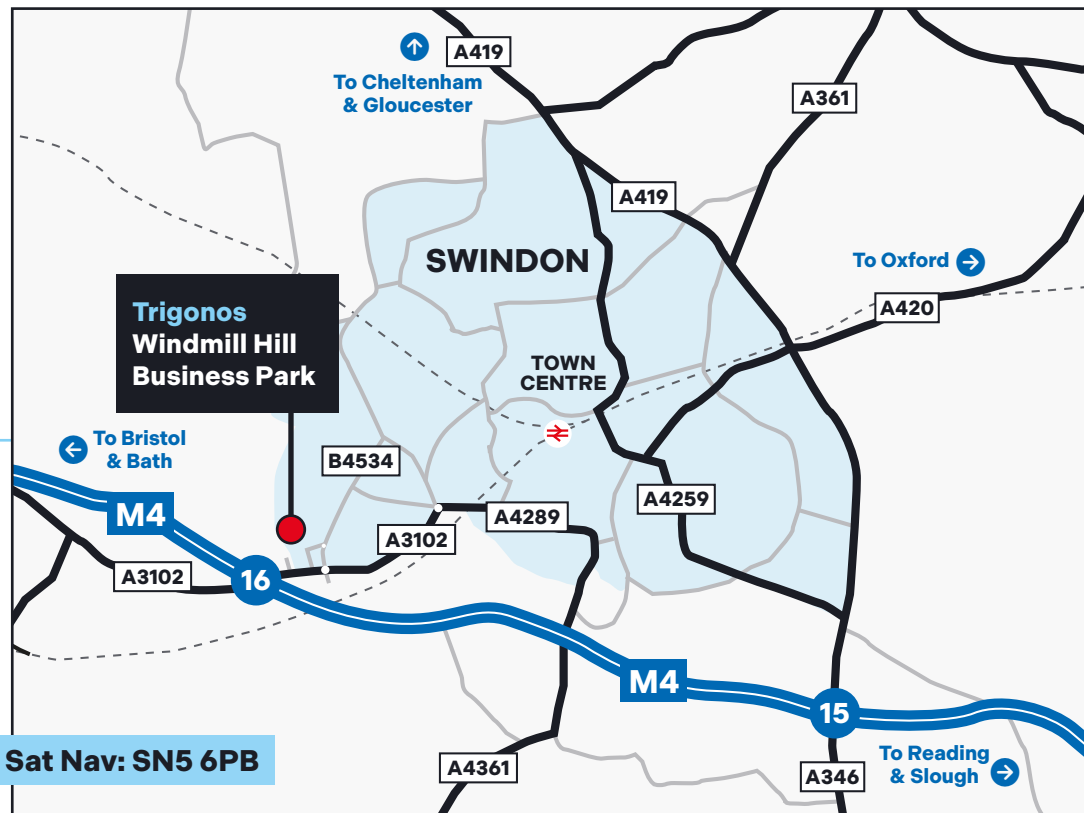
Source: National Rail



Driving Distances From Trigonos (mins)

Swindon Town Centre	4.5 miles
Bath	34 miles
Bristol	37 miles
Reading	42 miles
London	83 miles

Source: Google Maps



Further information

Service Charge

Available on request.

Rateable Value

Further information is available from the agents.

Terms

The accommodation is available by way of a new sublease, expiring June 2029, on terms to be agreed.

EPC

Available on request.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Savills / Loveday will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

VAT

All figures quoted are exclusive of VAT.

Viewings

To arrange a viewing or for more information please contact the joint agents:

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