



**MULBERRY
BUILDING**
SWINDON SN2 8UY

Prominent two-storey
office building

Established business
park location

Full air
conditioning

Outstanding
car parking

TO LET Ground and First Floor offices from 5,000 – 22,571 sq ft

Swindon is the principal town and the main commercial centre for Wiltshire. The town lies approximately 40 miles east of Bristol, 80 miles west of London, 47 miles west of Reading and 30 miles southwest of Oxford.

Location

The town has good road communications being located adjacent to the M4 motorway (Junctions 15 and 16) which provides access to the M25 motorway and London to the east, and Bristol, the M5 motorway and South Wales to the west. The A417/419 dual carriageway links the M4 (Junction 15) to the M5 at Gloucester to the north.

Rail services from Swindon provide access to London, Wales and the Southwest with journey times of approximately 45 minutes to London Paddington, 1 hour 30 minutes to Cardiff and 40 minutes to Bristol.

Description

Kembrey Park benefits from a range of on-site facilities including a Premier Inn Hotel, a Brewers Fayre pub/restaurant, childcare nursery, café and conference suite. There is also on-site management, 24-hour on-site security and CCTV.

Mulberry comprises a self-contained headquarters office building over ground and first floor. It is of steel portal frame construction with glass and aluminium panelling to the elevations.



Kembrey Park
Swindon
SN2 8UY

Specification

The property benefits from 91 car parking spaces, providing an excellent ratio of 1:248 sq ft in a dedicated car park to the rear of the building just off Kembrey Street. The building will be comprehensively refurbished and will benefit from:

- Air conditioning
- 8-person passenger lift
- LED lighting
- Landscaped central courtyard
- Open plan layouts
- Full access raised floors and suspended ceilings
- Car parking ratio 1:248 sq ft

Well-specified HQ office building with excellent car parking; Flexible open-plan layout



Accommodation

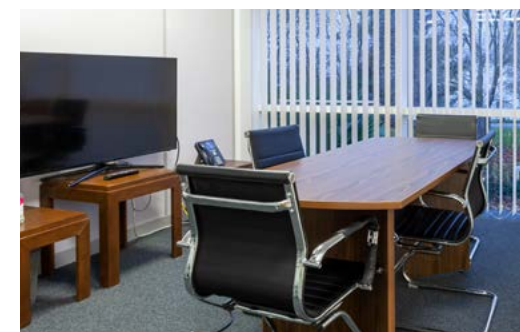
All measurements are approximate and given on a net internal basis, in accordance with the RICS Code of Measuring Practice.

AREA	SQ FT	SQ M
Ground Floor	11,158	1,036.61
First Floor	11,413	1,060.30
TOTAL	22,571	2,096.91

Terms

The property is available by way of a new lease agreement direct with the landlord for a term of years to be agreed.

The building offers a flexible layout that allows for bespoke occupier solution for half floors upwards. The landlord can offer a range of options as a designed solution including Cat A and B fitout if required.





Business Rates

FLOOR	ESTIMATED BUSINESS RATES PAYABLE
First Floor	£85,504
Ground Floor	£82,432

Rates payable as of April 1st 2023. Interested parties should make their own enquiries to the billing authority Swindon Borough Council to ascertain the exact rates payable.

EPC

An energy performance certificate will be made available upon request.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. S/HTC Hollister 2486 05/23

Viewing

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



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