

Mulberry

KEMBREY PARK | SWINDON SN2 8UY



GROUND AND FIRST FLOOR REFURBISHED OFFICES TO LET
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.

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



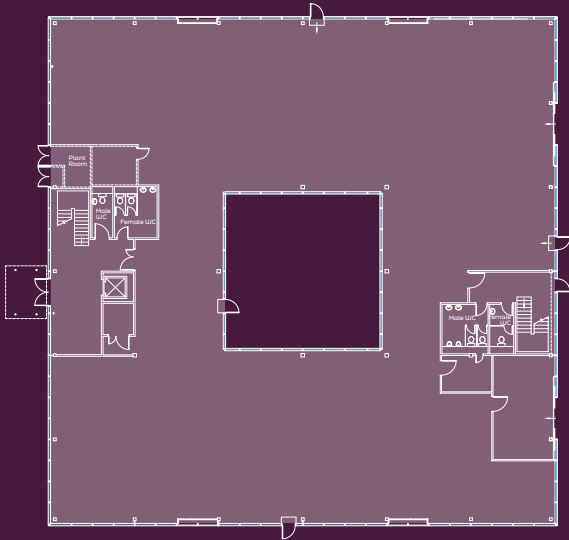
- | Prominent two-storey office building
- | Established business park location
- | VRF Air Conditioning system
- | 91 Car parking spaces



Well specified, purpose built office building with excellent car parking and flexible open-plan layout

- 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 has been refurbished and benefits from:
- VRF Air Conditioning
 - 8-person passenger lift
 - LED lighting
 - Landscaped central courtyard
 - Open plan layouts
 - Full access raised floors and suspended ceilings
 - New carpets and decoration
 - EPC B
 - Car parking ratio 1:248 sq ft

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



Kembrey Park is home to large and small companies alike including Thames Water, Smiths News, Nationwide and Close Brothers.

Situated approximately 1.5 miles to the north east of Swindon town centre, directly off the Great Western Way/Cirencester Way dual carriageway.

The A419 is less than 3 miles to the north and east providing easy access to Junction 15 of the M4 motorway to the south and Cirencester/ Gloucester to the north.

Swindon railway station provides regular access to London Paddington in under 50 minutes and along with the town centre is less than 2 miles away.

Timings by car

Swindon Train Station	1.4 miles 8 mins
Junction 15 M4	5.1 miles 11 mins
Junction 16 M4	6.0 miles 15 mins
Cirencester	14.1 miles 20 mins

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.





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.

Business Rates

Interested parties should make their own enquiries to the billing authority Swindon Borough Council to ascertain the exact rates payable.

EPC

The EPC Rating is B and the full certificate can be provided on request.

Viewing

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



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.

Design by Moose Studios, October 2024.



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