

Offices To Let (May Sell) - Due for Extensive Refurbishment

Signal Point

Station Road, Swindon, SN1 1FE



- Landmark office building in a central location
- Immediately above Swindon Railway Station
- 7,000 – 77,000 sq ft (650 – 7,153 sq m)
- Flexible terms available
- Generous car parking provision (1:675 sq ft)
- DDA compliant premises

Savills Bristol
Embassy House
Queens Avenue
Bristol BS8 1SB

+44 (0) 117 910 2200
savills.co.uk





Location

The building is centrally located in Swindon on Station Road, immediately above Swindon Railway Station, benefitting from excellent transport links. This location benefits from excellent transport links. The regular rail service provides fast connections to Bristol Temple Meads (45 minutes) and London Paddington (approximately 1 hour).

Road connections are also excellent with junctions 15 (4.7 miles) and 16 (3.6 miles) of the M4 motorway being easily accessible by car. There is a taxi rank outside the building, the bus station is within walking distance, as well as a cycle route (which is part of National Route 45).

The amenities of the prime retail area are within a 5 minute walk to the south of Signal Point.

Description

Signal Point is a highly prominent 12 storey purpose built building. The main entrance to the property is immediately adjacent to the Swindon Railway Station, providing tenants with unrivalled access to rail services.

Car parking is provided at a ratio of 1:675 ft² and is located at the adjacent surface level car park.

Terms

The vacant accommodation in Signal Point is available on effective full repairing and insuring lease terms to be agreed. Offices suites of 7,000 - 77,000 sq ft available to let. Our clients may consider disposing of the long leasehold interest in the property expiring March 2125 on an annual peppercorn rent.



Business Rates

Further information is available via the agents.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction

Viewing

For further information please contact Christopher Meredith of Savills or Bradley Forbes of Loveday:

Chris Meredith

0117 910 2216

07870 999 732

cmeredith@savills.com

Harry Allen

0117 910 2356

07807 999 440

hralen@savills.com

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