

## TO LET

Pavilion 2, The Pavilions, South Marston Park,  
Swindon, SN3 4TN



Prestigious new office building  
Reduced rent - £7 per sq ft pax

**Offering from 1,527-6,800 sq ft (143.05-637.06 sq m)**

**01793 423344**

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## Location

The Pavilions is located approximately 6 miles from Swindon town centre and benefits from easy access to Junction 15 of the M4 motorway (5 miles) via the A419 dual carriageway. This road also links to Junction 11 of the M5 motorway and Gloucester to the North West.

## Description

**Air conditioning**

**Suspended ceiling with Category 2 lighting**

**Desk level perimeter trunking**

**Gas fired central heating**

**Kitchenette facility**

**Male and female/disabled WC facilities**

**Generous car parking provision**

**DDA compliant and passenger lift**

## Accommodation

We have measured the property on a net internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and found the following approximate areas:

### Ground Floor

Suite 1	1,872 sq ft	(174 sq m)
Suite 2	1,527 sq ft	(142 sq m)

### First Floor

Suite 3	1,865 sq ft	(173 sq m)
Suite 4	1,529 sq ft	(142 sq m)

**TOTAL 6,793 sq ft (631 sq m)**

## Terms

The offices are available to rent either individually, on a floor by floor basis or as a whole on a new 3 year full repairing and insuring lease with a rolling mutual option to break after 1 year subject to 3 months prior written notice. The lease will be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part 2. The quoting rent is **£7 per sq ft** per annum exclusive.

## Business Rates

The offices have yet to be separately assessed for rating purposes. Further information is available from the agents.

## Viewing and Further Information

Strictly by appointment only with the sole agents

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Sat Nav SN3 4TN

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