



TO LET

Churchward House, Swindon

A unique opportunity in a unique environment

Prestige first floor office accommodation in an outstanding heritage setting with parking for 18 cars.

4,480 sq ft (416 sq m)





Churchward House

Churchward House is an imposing two storey Grade II Listed Building situated at the heart of Churchward Village in Swindon. This building enjoys a unique and unrivalled historic environment which has now become a major urban regeneration success having attracted McArthur Glen designer outlet village, the new headquarters offices for the National Trust and the English Heritage National Monuments Records Office and the 'Steam' museum. Further commercial, leisure and residential development is proposed nearby which will compliment the existing shops, restaurants and cafes already available on the doorstep.

Location

Churchward House lies adjacent to the Great Western Way which gives swift access to junction 16 of the M4 motorway. The building is located within walking distance of Swindon town centre and Swindon mainline railway station which provides a direct rail service to London Paddington (55 minutes).

Accommodation

The first floor of Churchward House has been sympathetically refurbished to provide a modern quality working environment whilst maintaining many of its historical features. The accommodation offers a mixture of bright open plan rooms as well as a large individual office arranged around an imposing staircase. The first floor provides 4,480 sq ft measured on a net internal basis and has the benefit of 18 car parking spaces. The accommodation also benefits from male and female WCs and a generously sized fitted kitchen.

Terms

The accommodation is being offered on an effective full repairing and insuring sublease to expire 23rd March 2011. Alternatively, an assignment of an existing 10 year lease due to expire 29th May 2016 is also available. There is a service charge for the building which includes external repairs and maintenance, repairs and maintenance of internal common areas and a contribution to the overall Churchward Village estate service charge.

Other Outgoings

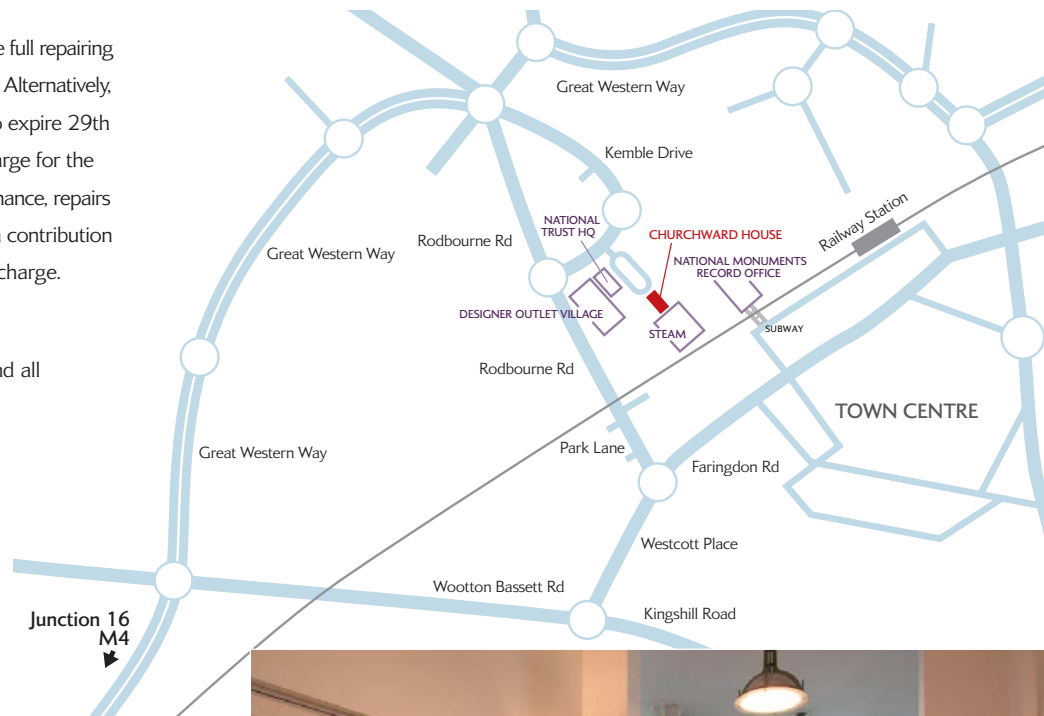
The tenants are responsible for business rates and all consumer services.

Legal Costs

Each party is to bear their own costs.

Viewing

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



For further information contact:

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