

CANBERRA HOUSE LYDIARD FIELDS SWINDON TO LET



GRADE A HEADQUARTERS OFFICE ADJACENT TO JUNCTION 16 M4 WITH 87 CAR PARKING SPACES



CANBERRA HOUSE IS A MODERN, HIGH QUALITY, THREE STOREY OFFICE BUILDING AND ONE OF THE MOST RECENT OFFICES TO BE DEVELOPED WITHIN THE TOWN



Canberra House is situated in Lydiard Fields which is considered to be the prime out of town office location in Swindon, being immediately adjacent to junction 16 of the M4 motorway and benefiting from a wide variety of local amenities including national food operators and hotels within close proximity.

The town centre (with main link to London Paddington of 55 minutes) is approximately 4.5 miles distant. The ongoing electrification of the main rail line will reduce journey times to London Paddington to 45 minutes.





GRADE A OFFICE ACCOMMODATION IN A LANDSCAPED SETTING WITH A WIDE RANGE OF LOCAL AMENITIES



THE EXTENSIVELY REFURBISHED BUILDING PROVIDES:

AIR CONDITIONING

SUSPENDED CEILING WITH LG7
LIGHTING

2 PASSENGER LIFTS

FULLY ACCESSIBLE RAISED FLOORS

MALE, FEMALE AND DISABLED
WC FACILITIES

87 CAR PARKING SPACES



THE ACCOMMODATION COMPRISES:

GROUND FLOOR	822.4 sq m	8,852 sq ft
FIRST FLOOR	818.3 sq m	8,808 sq ft
SECOND FLOOR	856.6 sq m	9,220 sq ft
TOTAL NIA	2,497.3 sq m	26,880 sq ft

TERMS

The property is available as a whole on a new FRI lease via service charge for a term of years to be agreed. Our client will also consider letting on a floor by floor basis. Leasing packages can be tailored to suit individual occupiers requirements.

LEGAL COSTS

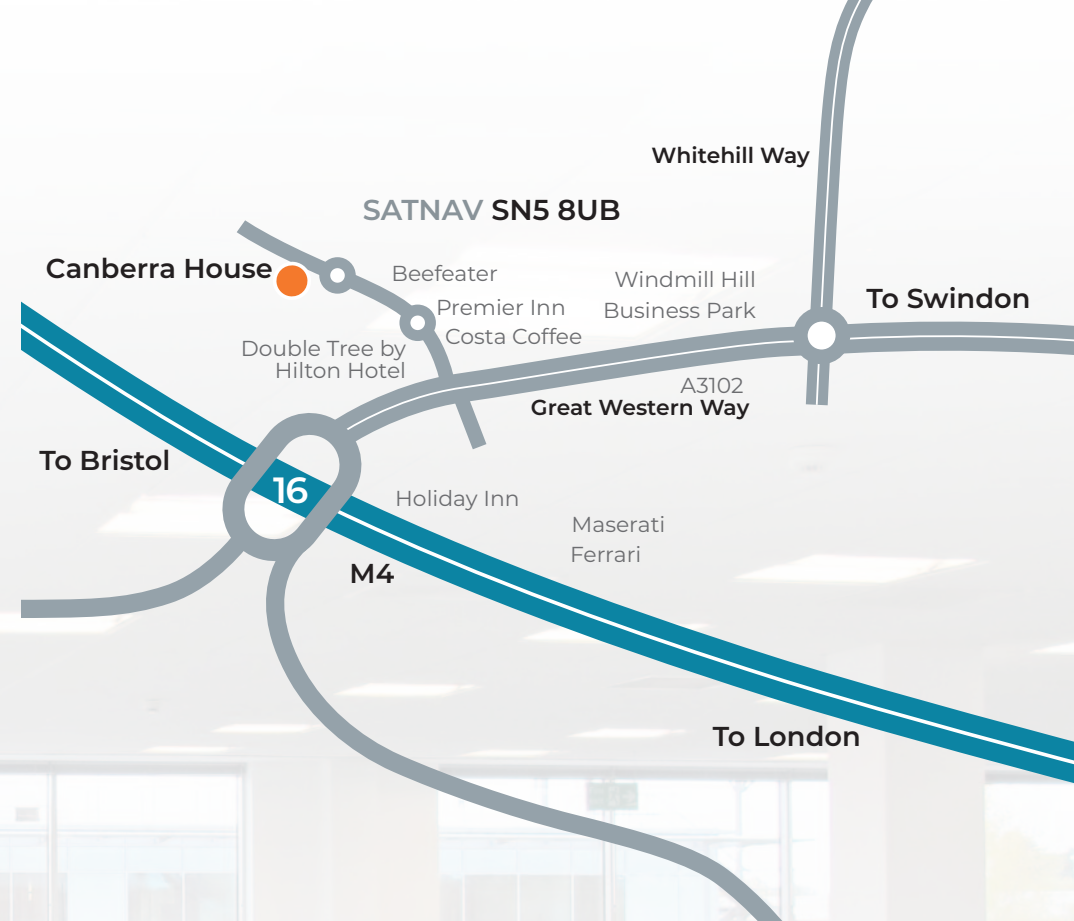
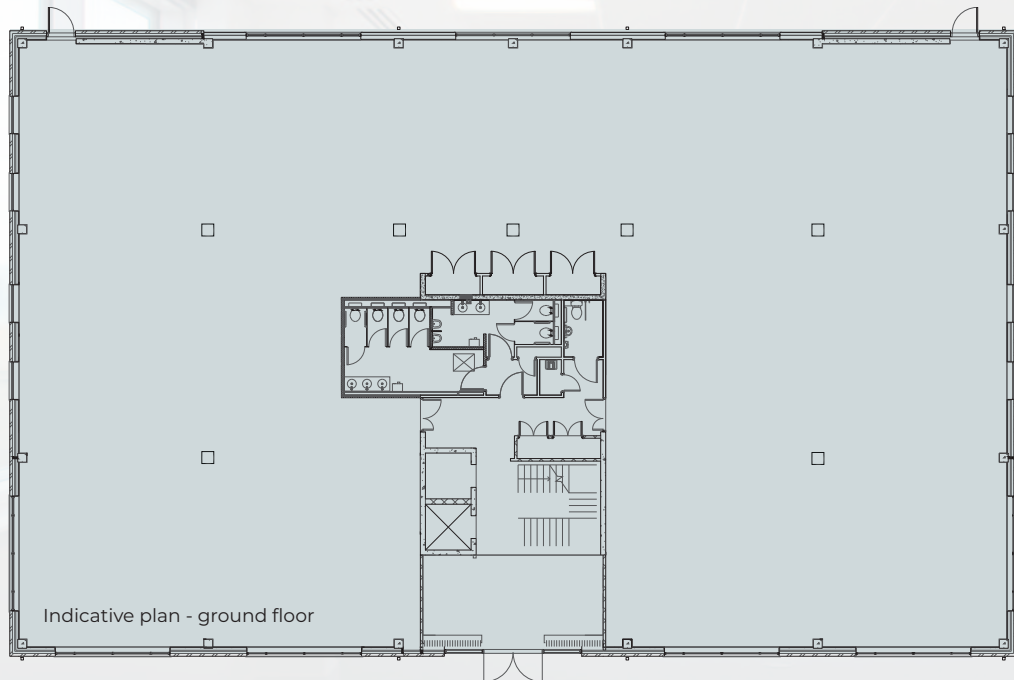
Each party is to be responsible for their own legal costs incurred during any transaction.

BUSINESS RATES

Further information is available from the Local Rating Authority, Wiltshire Council.

EPC

Available upon request.



VIEWING

Strictly by appointment only with the joint sole agents:



Giles Weir
giles.weir@eu.jll.com



Bradley Forbes
bradley@loveday.uk.com

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