



CREATION OF PERFECTION

New 93,775 sq.ft. Grade A office accommodation offering BREEAM excellent rating and onsite car parking.

CREATION OF PERFECTION





LOCATION

Swindon town centre is situated equi-distant between Junctions 15 and 16 of the M4 motorway linking Wales with London. The Great Western Way provides dual carriageway access from Junction 16 to the West. The A419 dual carriageway from Junction 15 to the East provides easy access and continues to Junction 11a of the M5 to the North.

The central location offers excellent access to the town centre amenities with Swindon railway station and bus station just a short walk away. Travel times by train are 60 minutes to London and 45 minutes to Bristol.

Precision Point is prominently positioned on Fleming Way and adjacent to a 200 bedroom Jury's Hotel, incorporating an excellent restaurant and café. The hotel overlooks the reconfigured Whalebridge roundabout and across to Union Square which is Muse Developments' comprehensive 17 acre mixed use redevelopment scheme.

National and international office occupiers within close proximity include Heath Lambert, Zurich, Network Rail, Bank of New York Mellon and Swindon Borough Council. Other major companies represented in the town include Nationwide, Honda and The National Trust all of which have their headquarters in Swindon.

The Parade and Brunel shopping areas are close by and offer a host of retail opportunities including Debenhams, BHS, Marks and Spencer, Primark, Top Shop and River Island. The McArthur Glen Swindon Outlet Village is also in close proximity and offers numerous retail and leisure facilities.

The Swindon area offers an excellent variety of housing both in the immediate area and extending into the beautiful surrounding Cotswolds.

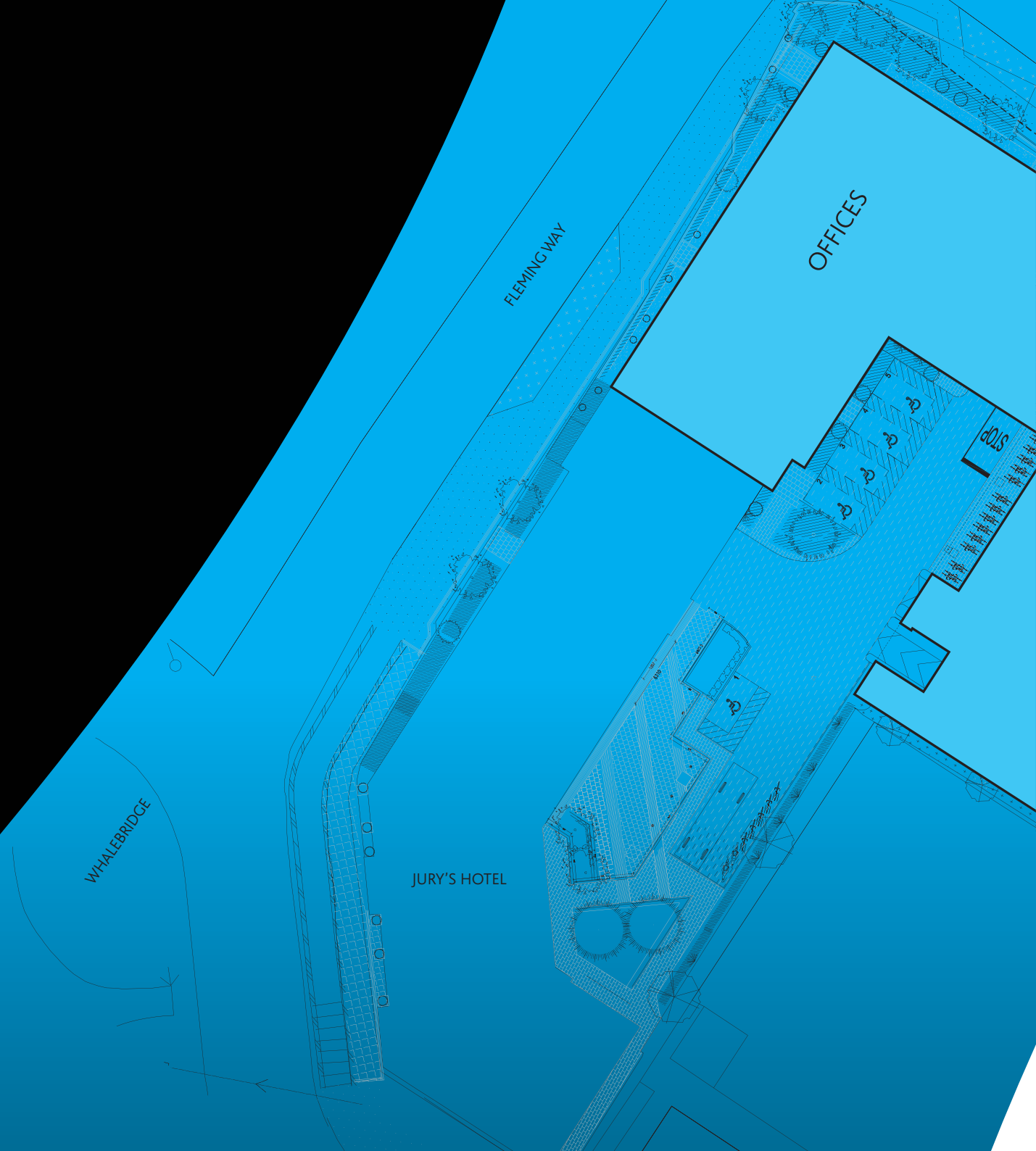


SPECIFICATION

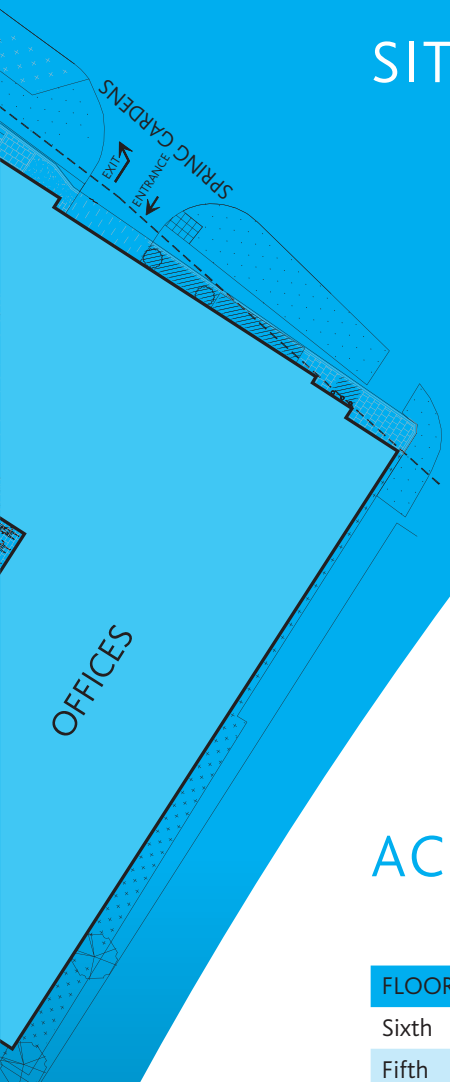
Precision Point is a new 6 storey 93,775 sq.ft. Grade A specification office building offering BREEAM excellent rating and on site car parking. Planning is also in place for retail use on the ground floor.

The high quality specification will include:

- Fully air conditioned space
- Large flexible floor plates capable of sub-division
- Offering BREEAM excellent rating
- High specification finishes throughout
- Raised access floors
- Floor to ceiling height minimum of 2.7m
- Suspended ceilings with lighting
- 57 secure undercover car parking spaces
- Provision for cycle and motorcycle parking
- 3 high speed 13 person passenger lifts
- High specification male and female toilets on all floors



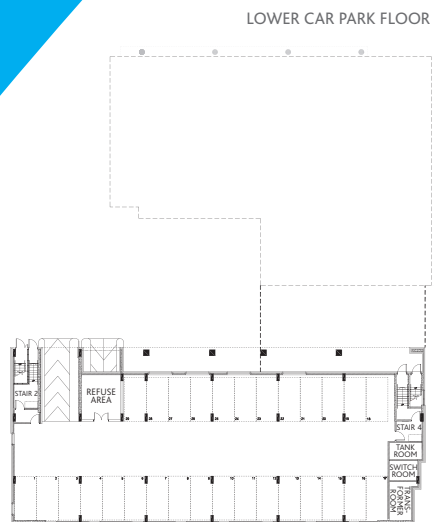
SITE PLAN



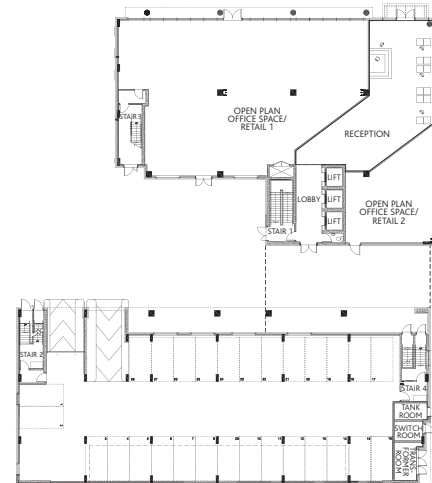
ACCOMMODATION

FLOOR	sq.ft.	sq.m.
Sixth	14,166	1,316
Fifth	14,984	1,392
Fourth	14,983	1,392
Third	14,983	1,392
Second	14,983	1,392
First	14,585	1,355
Ground	5,091	473
Lower Ground	Parking	Parking
TOTAL	93,775	8,712

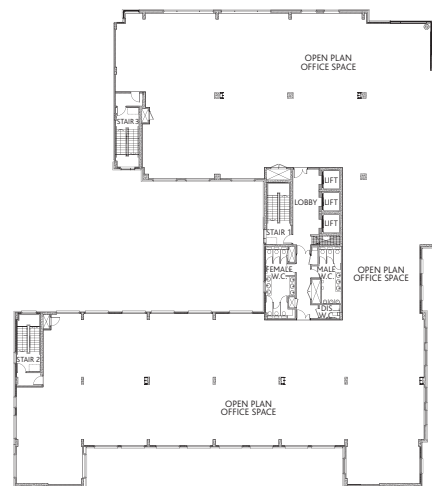
All plans are for indicative purposes only and are not to scale.



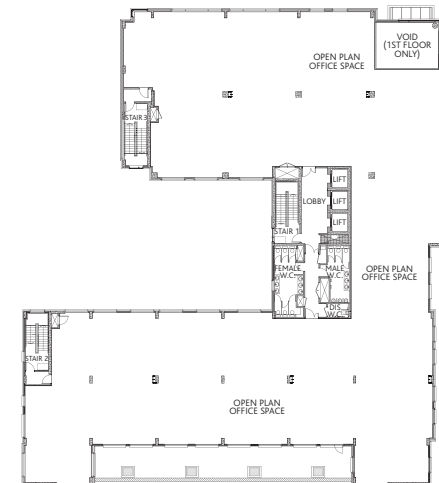
GROUND & UPPER CAR PARK FLOORS



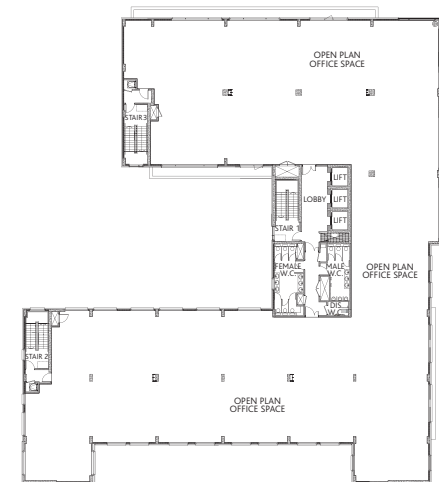
2ND - 5TH FLOORS

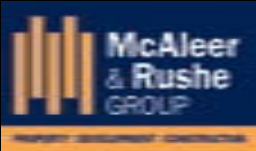


1ST FLOOR



6TH FLOOR





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McALEER & RUSHE GROUP

McAleer & Rushe Group

The McAleer & Rushe Group is a privately owned award winning property development, investment and construction firm with in excess of 40 years experience in the acquisition, design, development and construction of property.

Based in Cookstown, Northern Ireland, the Company has operated throughout Ireland and the UK having undertaken projects in London, Belfast, Dublin and most regional cities.

Market Focus

The activities of the Company are principally focused on the development and construction of high density city centre schemes, often as mixed use projects or as stand-alone buildings.

The Company are specialists in the hotel and office sectors having completed in excess of 10,000 bedrooms for 12 national branded operators over 40 projects and 1.5m sq ft of office accommodation. City Centre apartment and suburban housing schemes are also undertaken by the company.

Commercial Developments

The McAleer & Rushe Group has an extensive development programme throughout the UK and Ireland. With a strategy of investing in prime central locations, combined with the design and build construction expertise within the Group, McAleer & Rushe has a track record for developing high quality landmark buildings in keeping with the needs of today's occupiers.

The current development programme has an end value of circa £250m, with future projects having an estimated end value of approximately £1.3 bn. In total the firm has in excess of 7m sq ft of commercial developments either in construction or design.



SWISS CENTRE, LONDON

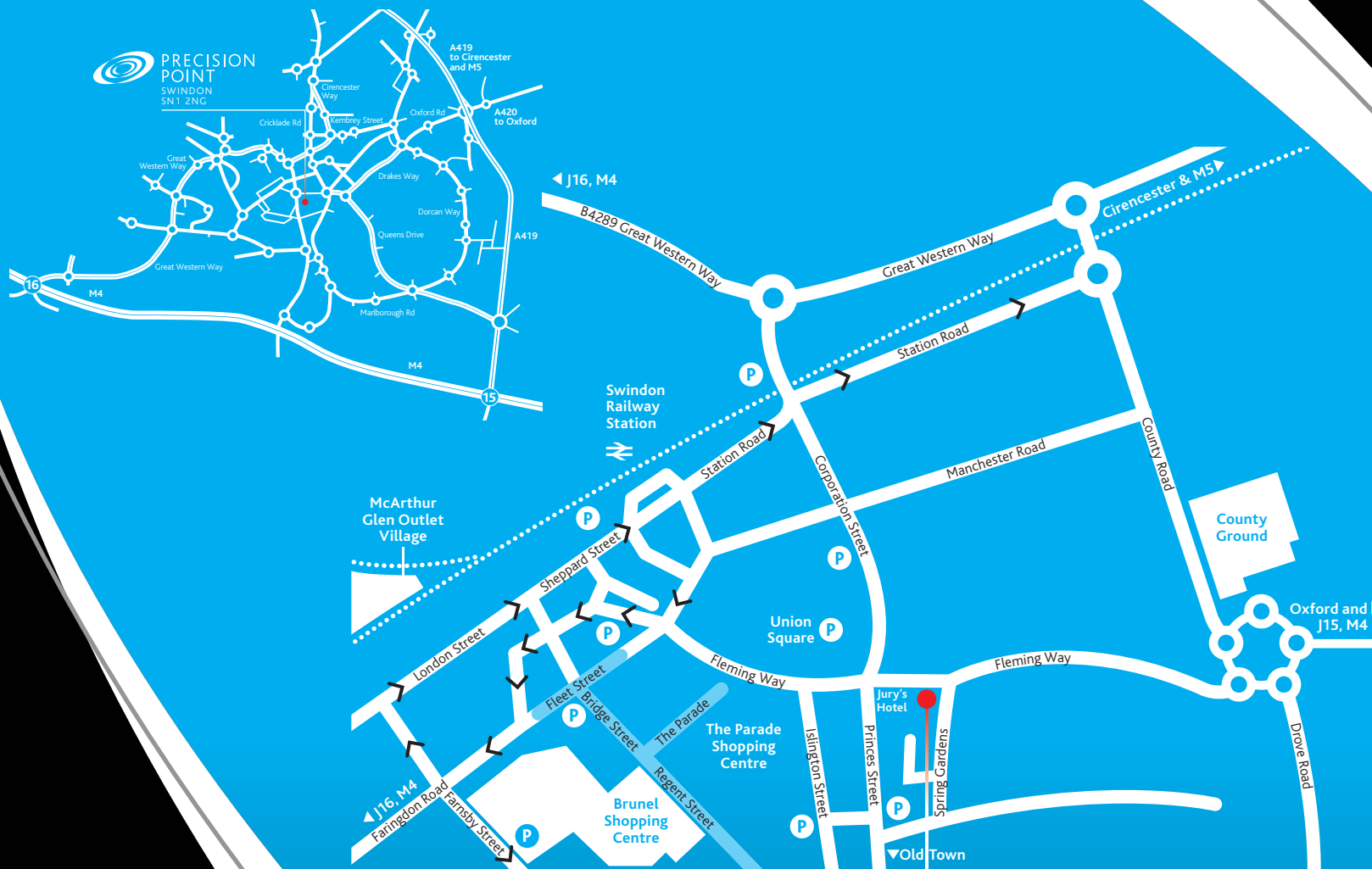


SOUTHGATE, BRADFORD



WATERFRONT PLAZA, NOTTINGHAM





A Development by



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Please contact the joint sole agents.



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