

PRIAM HOUSE
FIRE FLY AVENUE
CHURCHWARD
SWINDON SN2 2EH
6,877 SQ FT (638.9 SQ M)
TO LET (MAY SELL)

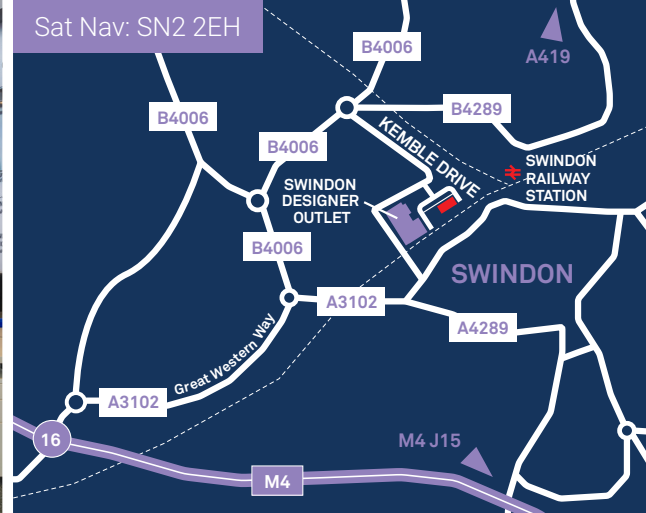


WELL PRESENTED OFFICES JUST 8 MINUTES WALK FROM SWINDON MAINLINE RAILWAY STATION



Description

- High quality ground office suite fully fitted out in 2014
- Fully air conditioned open plan offices
- Boardroom and separate meeting rooms
- Large theatre style training area
- High quality break out / restaurant area featuring wooden floor, kitchenette facilities and games area
- Fully tiled male, female and disabled WCs and shower facilities
- Separate front and rear pedestrian access points
- 26 allocated car parking spaces in secure car park to the rear of the property



Location

- Churchward, one of Swindon's premier office locations, is situated just off the Great Western Way (dual carriageway) immediately to the north of Swindon town centre
- Other office occupiers include The National Trust, Historic England, Vets for Pets, Baker Tilly, Capita and Outsource UK
- Swindon's mainline railway station is within 8 minutes walk of Priam House and will offer direct access to London Paddington in circa 45 minutes post electrification
- Junction 16 M4 is approximately 3 miles to the west and is equidistant between Reading to the east and Bristol to the west (40 miles distant)
- The Designer Outlet Centre which is Swindon's most popular retail and leisure facility is adjacent to Priam House and houses around 90 retailers and restaurateurs as well as plentiful car parking

Ground Floor Accommodation

TOTAL **6,877 sq ft** **638.9 sq m**

The ground floor office suite has been measured in accordance with the International Property Measurement Standards (IPMS).

Viewing & Further Details

Strictly by prior arrangement with the agents, please contact:



James Gregory
JGregory@alderking.com



Mark Nock
Mark@comptonrose.co.uk

Services

All mains services including gas, electricity, water and mains drainage are connected. The office suite benefits from High Speed Broadband which comes directly into the suite. We have not verified the condition of the services and it is the responsibility of any future occupier to satisfy themselves.

Terms

The premises are available immediately by way of either an assignment of the existing lease expiring 28 March 2029 or a new full repairing and insuring lease direct from the Landlord for a term of years to be agreed.

Consideration will also be given to the sale of the long leasehold interest which is for a period of 999 years from 1 September 2010. Further details can be obtained from the joint sole agents.

Energy Performance Certificate

The offices have an EPC rating of Band B (49). The certificate and recommendations are available upon request.

Legal Costs

Each party will be responsible for their own legal and professional costs incurred in any transaction.

Service Charge

An estate service charge is levied across the Churchward development in order to maintain the landscaping and common areas. All commercial and residential occupiers contribute to a fair and reasonable proportion of expenditure. A further service charge is payable in respect of Priam House. The total cost for the year to 31 March 2020 is approx. £3,921.72. Further details are available upon request.

Planning

The premises has planning consent for B1 office use.

Business Rates

The suite is assessed as "Offices and Premises" with a rateable value of £54,000. Interested parties should establish the exact business rates payable direct with Swindon Borough Council.

Important Notice These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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Boardroom



Separate Meeting Rooms



Rear of Priam House & Car Park



Designer Outlet adjacent to Priam House