

# MILFORD HOUSE

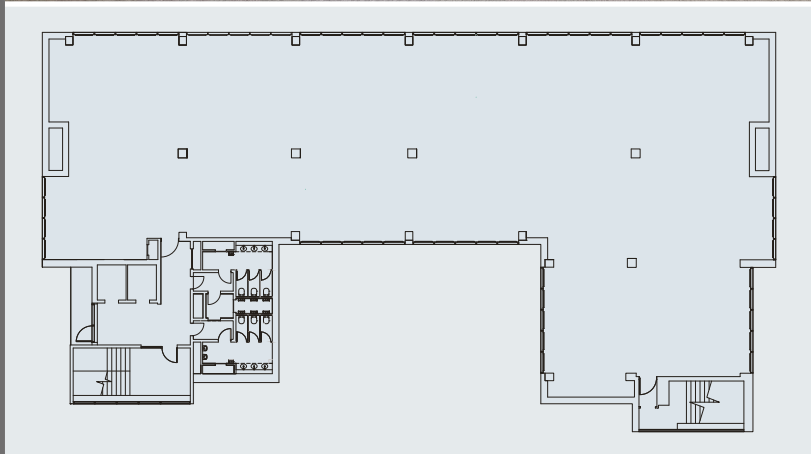
## MILFORD ROAD

### SWINDON • SN11DW

A SUPERBLY REFURBISHED MODERN OPEN PLAN  
AIR CONDITIONED WORKSPACE SITUATED  
IN THE HEART OF SWINDONS CENTRAL  
BUSINESS DISTRICT AND ONLY  
A 2 MINUTE WALK TO  
SWINDON STATION



OUTSTANDING OPPORTUNITY



MILFORD HOUSE OFFERS EXCEPTIONAL TOWN CENTRE OFFICE SPACE, WHICH HAS RECENTLY BEEN COMPREHENSIVELY REFURBISHED TO PROVIDE 8392 SQFT (779.64 SQ M) OF HIGH QUALITY, OPEN PLAN OFFICE SPACE WITH SECURE CAR PARKING. THE SPECIFICATION AND BENEFITS INCLUDE:

NEW VRV HEATING AND COOLING

EXCELLENT NATURAL LIGHT

NEW SUSPENDED CEILINGS WITH LED LIGHTING

RAISED ACCESS FLOOR

NEW CARPETS

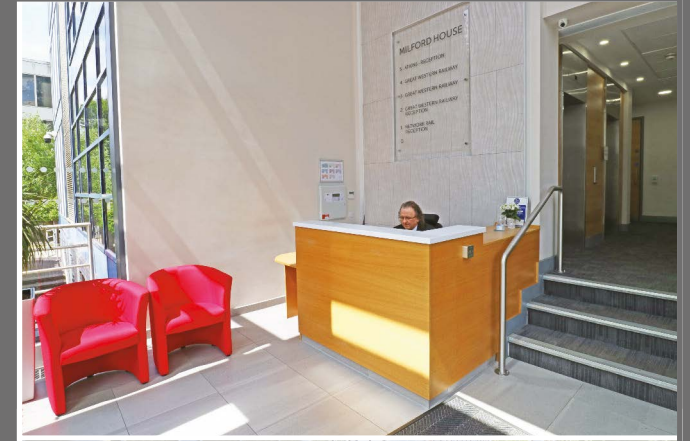
REFURBISHED WCs

REFURBISHED RECEPTION

MANNED RECEPTION

8 CAR PARKING SPACES

2 MINUTES FROM SWINDON STATION



## IDEAL LOCATION



Swindon is the principle and commercial financial centre in Wiltshire and has catchment population of approximately 275,000 within a 20 km radius of the town centre. It is strategically located approximately 80 and 45 miles west of London and Reading respectively, 40 miles east of Bristol and 30 miles south west of Oxford. It benefits from excellent communications with the M4 passing 3 miles from the town centre accessed via Junctions 15 & 16 respectively.

Swindon mainline station provides frequent services to London Paddington in under an hour. Heathrow and Bristol airports are 70 and 55 miles to the east and west respectively.

Milford House is well situated to provide good access to both the A4311 and the A4259 which provide access to the A419 and onwards to Junction 15 of the M4.

Already well-connected by road, the completion of the electrification of both the West Coast mainline railway and the GWR Line should reduce journey times, increase capacity and create more reliable services to London and other regional cities.

[CLICK FOR GOOGLE](#)





#### TENURE

The suite is available on a new effectively FRI lease via service charge.

#### RENT

Please contact the agents for further information.

#### ENERGY PERFORMANCE

An EPC will be made available upon request.

#### RATEABLE VALUE

Interested parties are advised to verify the rates payable with Swindon Borough Council 01793445500.

#### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

#### VIEWING

Viewing and further information is strictly by prior appointment through the joint sole agents;



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