



Unique office space set in an attractive landscaped environment

DELTA BUSINESS PARK / GREAT WESTERN ROAD / SWINDON / SN5 7XP



Delta Business Park : introduction

Delta Business Park is a highly regarded and attractive office complex comprising 12 self-contained units providing unique office space from 1,500 sq ft.

The park is set within landscaped grounds in a quality business environment and benefits from an impressive array of nearby facilities ranging from hotels and eateries to shops and gyms. The Campanile Hotel is virtually on-site and offers a restaurant, bar and conference facilities.

Delta Business Park is conveniently positioned adjacent to west Swindon ring road, and is only 2 miles from both junction 16 of the M4 motorway and Swindon Town centre.





Delta Business Park : accommodation

Delta Business Park offers unique office space arranged over 3 floors with allocated parking.

Each building enjoys good natural light and boasts a charming, loft style third floor with skylights and one of the highest car parking ratios in Swindon.

Delta Business Park specification includes:

- Excellent parking - 1 space : 250ft²
- Open plan accommodation
- Suspended ceilings with recessed category II lighting
- Perimeter trunking
- Carpeting throughout
- Male and Female WCs
- Kitchenette facilities
- Attractive landscaped environment



Delta Business Park : location

Delta Business Park is situated within the heart of West Swindon within easy reach of the Great Western Way which leads directly to Junction 16 of the M4 providing access to London (80 miles) and Bristol (40 miles). The mainline rail station in Swindon town centre is only 2.5 miles away and provides a direct link to London Paddington in under 1 hour.



Delta Business Park benefits from a wide range of amenities within close proximity including:

- Campanile Hotel
- Sainsbury's
- McDonald's
- HSBC & Barclays Banks
- Asda
- DeVere Hotel
- Next
- John Lewis
- Designer Outlet Village
- Link Sports & Recreation Centre
- Lidl
- B&Q



Travel Distances and Times

	Road	Rail
London	81 miles	1 hour
Bristol	41 miles	45 minutes
Heathrow	68 miles	1 hour 30 minutes
Reading	40 miles	30 minutes
Birmingham	80 miles	1 hour 50 minutes



Delta Business Park : situation

Delta Business Park is a modern and successful office campus and is recognised as one of Swindon's premier locations. The park is situated approximately 2 miles north east of Junction 16 of the M4 motorway, and approximately 2 miles west of the main town centre.

Delta Business Park is accessed via Great Western Way dual carriageway which forms the western Ring Road of the town. The park was developed during the 1990s, and nearby occupiers include; Intergraph UK Ltd, Secretary of State for the Environment, Lucent Alcatel, QA, Sodexo, Dialog Semiconductors, Audi and many more.



Delta Business Park : terms

Disposal terms

The office suites are available by way of new effectively full repairing and insuring leases for a term to be agreed.

Quoting rents

Please contact the agents for further information.

Legal costs

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

Delta Business Park : contact

For further information or an appointment to view please contact:

Daniel Smethurst BSc (Hons) MRICS



Important: Smethurst Property Consultants give notice that (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) neither of Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT. Floor areas expressed on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Produced March 2020. Designed and produced by Obelisk Design Ltd. 01793 861400 / www.obelisk-design.com

