

# WHITEHILL HOUSE



## Opportunity

# More than a workspace

Situated in a strategic location, just off Junction 16 of the M4, and prominently positioned on Swindon's premier business park, Windmill Hill.

The building has been fully refurbished to an exceptionally high standard, providing the opportunity to acquire Grade A office space. The building sits within its own landscaped grounds and offers high specification, open plan floors capable of subdivision.





Grade A Space

# Attention to the details



Targeting BREEAM In-Use Very Good



EPC B Rating



Fully accessible raised floors



LED Lighting and new suspended ceilings



New VRF air conditioning



WCs & showers on each floor



Excellent parking ratio 1:199 sq ft



7 EV Charging points







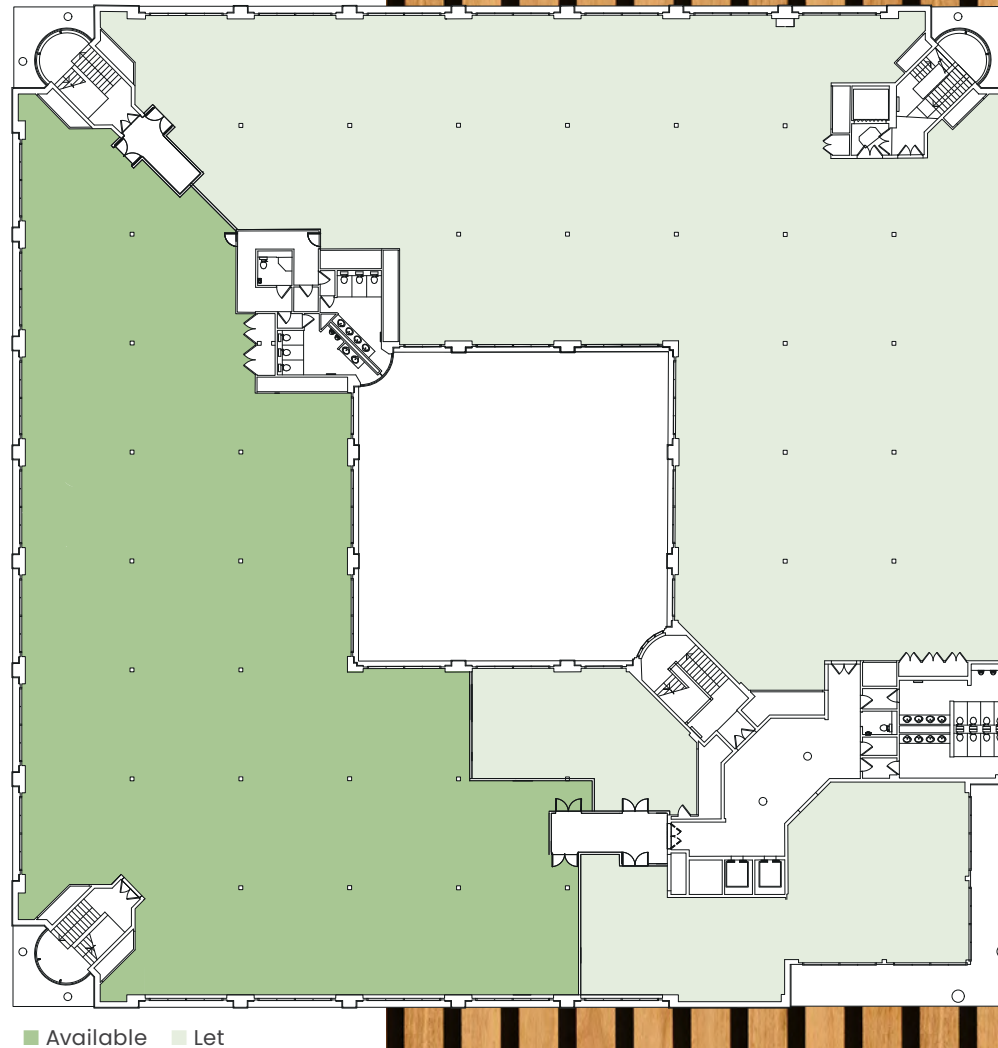


#### Availability

**Efficient and  
flexible space  
3,486 sq ft  
– 14,730 sq ft**

The building provides a flexible layout that allows for bespoke occupier solutions. The landlord can offer a range of options as a designed solution including Cat A and B fitout if required.

Available space is flexible and can be split into multiple smaller areas based on tenant requests.



SECOND  
FLOOR

Floorplate

## Flooded with natural light

Whitehill House provides Grade A office space arranged around a central courtyard, over lower ground, ground and two upper floors. The space itself benefits from excellent natural light, raised access floors and new VRF air-conditioning.







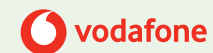
Community

## A thriving business environment

Windmill Hill Business Park is considered the premier business park in Swindon incorporating c.651,000 sq ft of office accommodation.

The park provides an attractive working environment with a perfect mix of low site density, mature landscaping, lakes and pedestrian walkways to the local shops, easy connections to the Wiltshire cycleway.

Occupiers include:



Handelsbanken



Regus



RWE



Wellness

More than  
you imagined



Landscaped park  
environment



Lakes and  
walkways



Dedicated estate  
management



24-hour security  
service and CCTV



On-site  
nursery



Adjacent to Londis,  
Subway and Costa



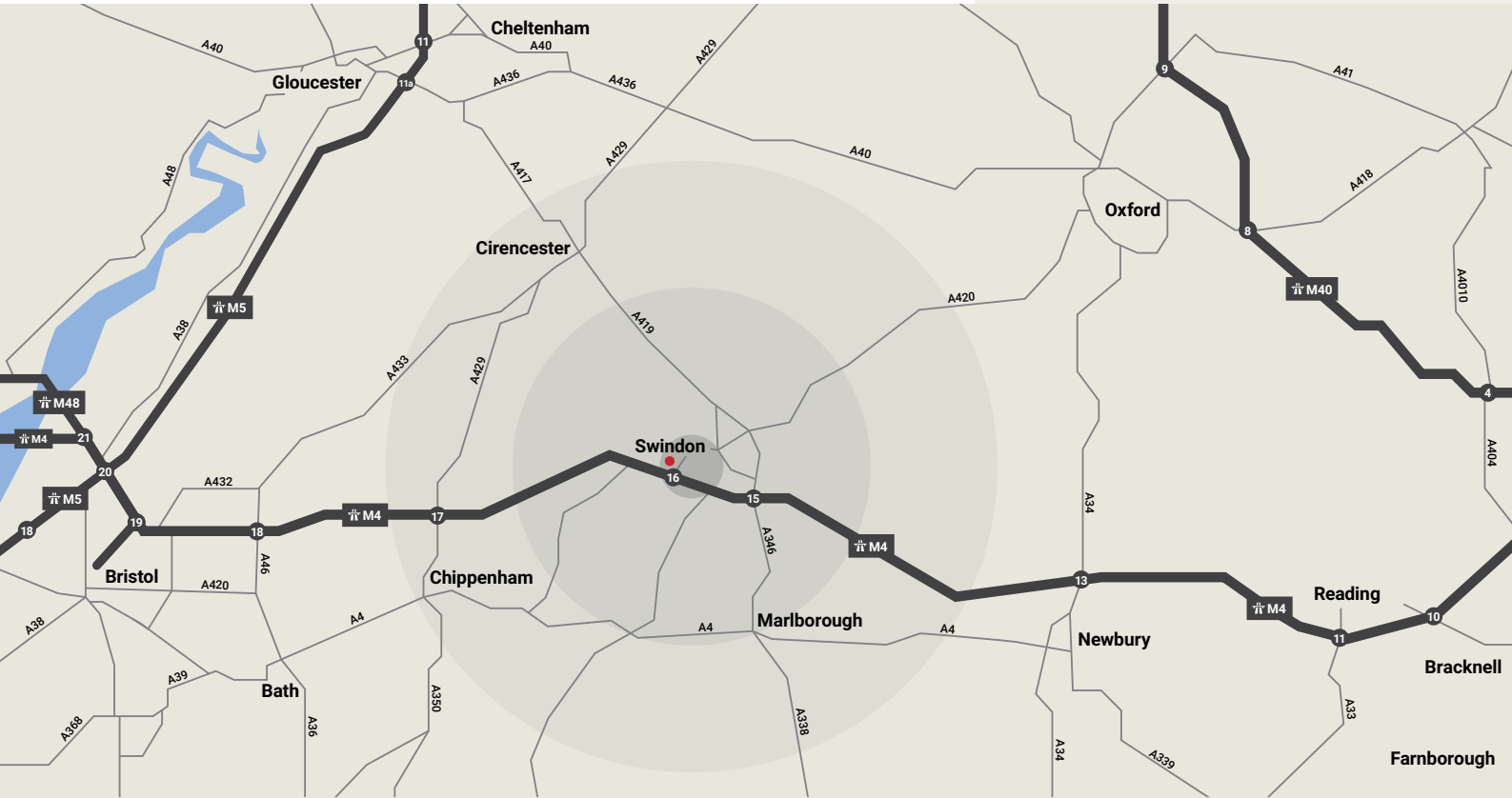
Adjacent  
Hilton Hotel with  
conference facilities



Nearby  
Premier Inn and  
Brewers Fayre







## Swindon Central connections

Swindon is the principal town and the main commercial centre for Wiltshire. The town has excellent road communications being located adjacent to the M4 motorway (Junctions 15 and 16) which provides access to the M25 motorway and London to the east, and Bristol, the M5 motorway and South Wales to the west. The A417/419 dual carriageway links the M4 (Junction 15) to the M5 at Gloucester to the north.



**WHITEHILL HOUSE**  
Windmill Hill Business Park  
Whitehill Way  
Swindon  
SN5 6PE

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# WHITEHILL HOUSE

WINDMILL HILL BUSINESS PARK | SWINDON | SN5 6PE

## TERMS

The property is available by way of a new full repairing and insuring lease direct from the Landlord for a term of years to be agreed.

## SERVICE CHARGE

Available on request.

## LEGAL COSTS

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

## BUSINESS RATES

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

## ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements.

## EPC

Available on request.

## VAT

All figures quoted are exclusive of VAT.

## FURTHER INFORMATION

For further information please contact the sole joint agents:



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