

OFFICES

FOR SALE OR TO LET

Stanton Court @ South Marston Park, Swindon

Wakefield



Self Contained Two Storey Offices
from **1,250 sq ft (116 sq m)** to **6,000 sq ft (557 sq m)**



www.businesshomes.co.uk

FOR SALE OR TO LET

Flexible Terms to Suit Each Occupiers Needs

FREEHOLD

- ✓ Ideal for owner occupiers and investors.
- ✓ Can be placed within company pension schemes.
- ✓ Freehold available on individual units or virtual freehold on single floors.

LEASEHOLD

- ✓ Long term leases available on full repairing and insuring leases subject to five yearly upward only rent reviews.
- ✓ Shorter term leases available upon application.

Price and rental figures available on application.

Stanton Court @ South Marston Park, Swindon



Peterborough



Peterborough

Designed to Maximise - Image -

THE SPECIFICATION

- ✓ Two storey self contained office units.
- ✓ 1.5m internal floor grid to assist in office layouts.
- ✓ Male and female WC on each floor.
- ✓ Kitchenette facility on each floor including dishwasher and fridge.
- ✓ Fully accessed raised floors and carpet tile finish.
- ✓ Suspended ceilings with recessed lighting.
- ✓ Double glazed windows with toughened glass on the ground floor.
- ✓ 5kn sq m floor loading.
- ✓ Individually marked car parking spaces for each office unit.
- ✓ Comfort cooling is available at an additional cost.
- ✓ Built to the latest DDA and Building Regulations.

A WELL MANAGED ENVIRONMENT

A management company is set up to run the development, and will provide the following:

- ✓ Maintenance and upkeep of the external common areas and landscaping.
- ✓ Comprehensive security monitoring system.

WHY A BUSINESS HOME?

- ✓ Energy efficient offices.
- ✓ Easy and cheap to maintain.
- ✓ Designed to maximise operational efficiency.
- ✓ Flexibility - buy or lease, you choose.

COSTS

Each party will be responsible for their own legal costs.

VAT

VAT will be charged on rent and sale prices.

Telephone: 0870 441 2222

A PROMINENT EASILY ACCESSED LOCATION

Stockport



Stockport



Operational Efficiency - Value for Money



THE IDEAL LOCATION

Stanton Court is located at South Marston Park, Swindon's strategic business location. Swindon is situated at the centre of the M4 corridor between the important commercial cities of London and Bristol for unequalled access to the UK and overseas markets.

South Marston Park is located approximately 6 miles from Swindon town centre which offers a high speed rail link to London Paddington of approximately 58 minutes. The main A361 road leading from the estate offers easy access northwards to Lechlade-on-Thames and beyond to the Cotswolds, an area of outstanding natural beauty.

Stanton Court



Stanton Court @ South Marston Park, Swindon



AIR TRAVEL

Heathrow Airport	67 miles
Bristol Airport	52 miles
Southampton Airport	66 miles

MOTORWAYS

M4 Junction 15	5 miles
M4 Junction 16	9 miles

RAIL CONNECTIONS

Swindon is situated on the main London line to Wales and the West Country. A daily direct connection to the Eurostar service from Waterloo International is now available.

London	58 minutes
Bristol	40 minutes

Excellent Communications

A development by:



A Joint Venture between Business Homes Ltd and Hortons' Estate Ltd

All enquiries:



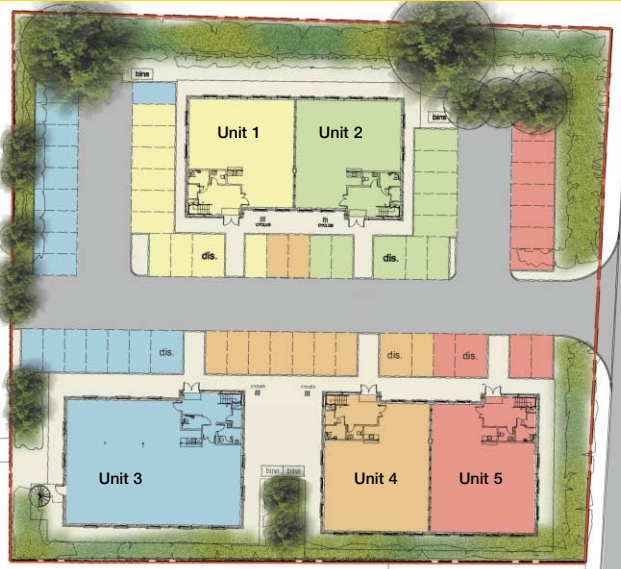
Bradley Forbes

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FOR SALE OR TO LET

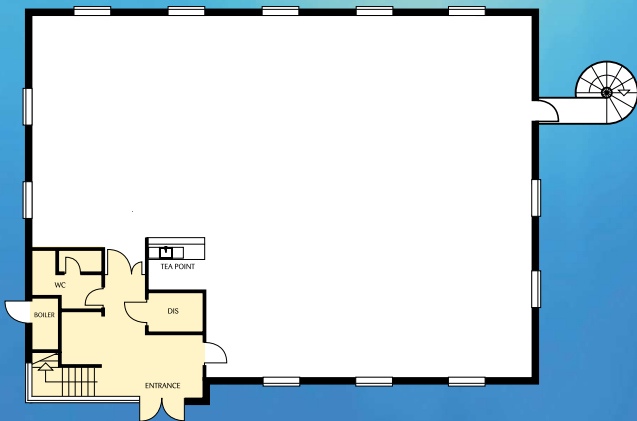
SCHEDULE OF ACCOMMODATION

Unit	Sq ft	Sq m	Car Parking	Typical Occupancy Numbers
Unit 1	2,571	233.7	10	34
Unit 2	2,571	233.7	10	34
Unit 3	5,102	474.0	17	68
Unit 4	3,083	286.5	11	40
Unit 5	3,083	286.5	11	40

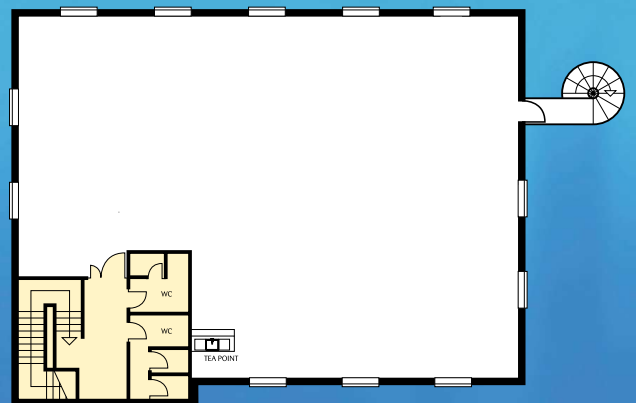


Stanton Court @ South Marston Park, Swindon

TYPICAL FLOOR LAYOUTS - DETACHED

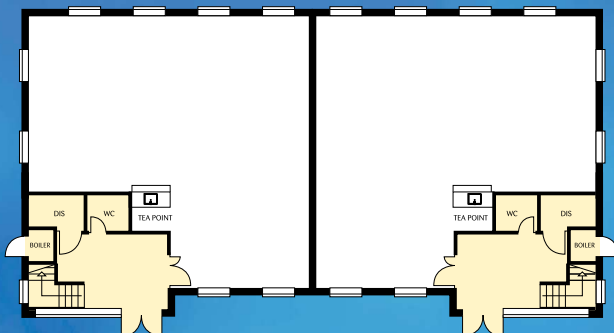


Ground Floor

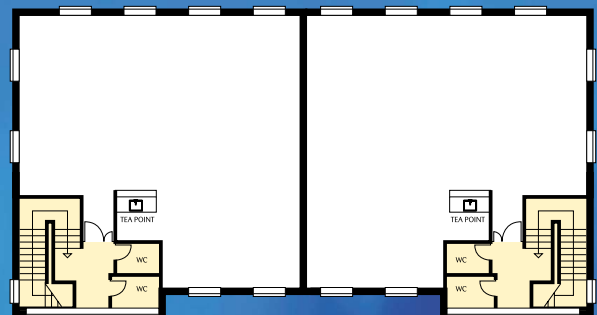


First Floor

TYPICAL FLOOR LAYOUTS - SEMI DETACHED



Ground Floor



First Floor

LOCATION, LOCATION, LOCATION

**Stanton Court @
South Marston Park**

A development by:

All enquiries:



MIDLANDS LTD
BUSINESS HOMES
0870 441 2222
www.businesshomes.co.uk



King Sturge
01793 533155
www.kingsturge.com

Bradley Forbes

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