



## **Gemini House, Hargreaves Road, Swindon, SN255AZ**

Gemini House is located on Groundwell Industrial Estate in Swindon, a prominent business destination.

Tenure	To Let
Available Size	293 to 2,192 sq ft / 27.22 to 203.64 sq m
Rent	£345 - £2,192 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### **Key Points**

- > Plentiful onsite parking
- > On site building manager

## Description

The property forms part of Groundwell Industrial Estate which is a long established employment area and is strategically located immediately adjacent to the A419 dual carriageway and A4311 Blunsdon Junction to the north east of Swindon town centre. The A419 provides direct access to Junction 15 of the M3 Motorway approximately 6 miles to the south east.

## Location

Swindon is situated approximately 80 miles west of Central London, 40 miles east of Bristol, 40 miles north west of Reading and 30 miles south west of Oxford.

The town benefits from good road communications being located approximately 3 miles to the north west of junction 15 of the M4 motorway and approximately 3 miles to the north west of junction 15 of the M4 motorway and approximately 3 miles to the north east of junction 16. The M4 provides direct access to London and the M25 Motorway to the east and Bristol and the M5 motorway to the west.

## Accommodation

Name	sq ft	Rent	Service charge
Suite - A1/A3	1,368	£2,052 /month	£718 /month
Suite - Suite A7	673	£1,010 /month	£353 /month
Suite - A9	1,879	£2,818 /month	£986 /month
Ground - Suite E3	330	£495 /month	£173 /month
Suite - Suite L	293	£345 /month	£154 /month

## Car Parking

There is plentiful free parking for occupiers of the building. In addition, there are nearby bus connections to Swindon town centre .

## Business Rates

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

## Lease/Tenure/Terms

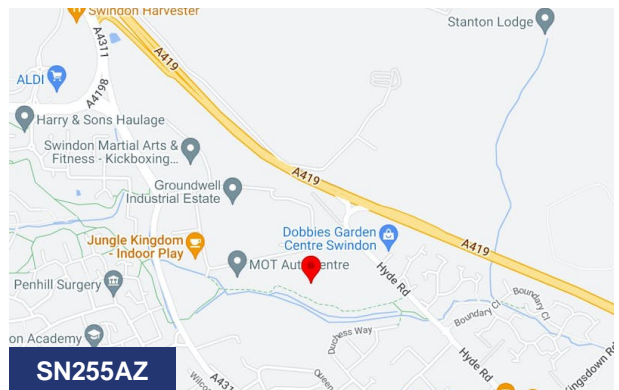
The suites are available by way of new leases at rents of £14.00 per sq ft plus building service charge and utilities.

## Legal Costs

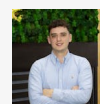
Each party is to be responsible for their own legal costs.

## VAT

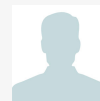
All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.



## Viewing & Further Information



**Richard Cross**  
0161 220 9999 | 07706353590  
Richard.Cross@hurstwoodholdings.com



**Constantine Thanopoulos**  
0161 220 9999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

