



Pegasus House, Windmill Hill Business Park, Swindon SN5 6QU

TO LET

Modern open plan office located on
Swindon's premier business park

16,898 - 50,694 Sq Ft
(1,570 - 4,709 Sq M)

DESCRIPTION

Pegasus House offers occupiers a self-contained 50,694 sq ft office of flexible space over three floors located just off of the M4. Each floor offers 16,898 sq ft centered around a full height atrium which gives plenty of natural light and good floor to ceiling heights. The property is available as a whole or has the ability to be split down to a number of suites.

- ✓ Male and female WC facilities
- ✓ Full height reception atrium with glass lifts
- ✓ Flexible floor plates
- ✓ On-site bus service
- ✓ Suspended ceilings
- ✓ Within walking distance amenities

LOCATION

Windmill Hill Business Park is Swindon's premier business location collection with a of high quality office buildings set in a landscaped business park setting, overlooking the Wiltshire countryside. The environment is peaceful and relaxed, with lakes and pedestrian walkways to the local shops, easy connections to the Wiltshire cycleway and nearby access to J16 of the M4.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	16,898	1,570
First	16,898	1,570
Second	16,898	1,570
Total	50,694	4,709

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available by way of sublet until 2027.

EPC EPC report is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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