



Wakefield House, Pipers Way, Swindon SN3 1SA

**TO LET**

Purpose Built Office Set Within  
Landscaped Grounds

170,324 Sq Ft  
(15,823 Sq M)

## DESCRIPTION

Wakefield House comprises a purpose built office set within extensive landscaped grounds. The Ground and upper floors provide open plan, flexible office accommodation. The lower ground floor as a number of different uses and benefits from full natural light. The south side of the building has been extended and provides full height, floor to ceiling glazed panels.

- ✓ Solid floors
- ✓ Suspended Ceilings
- ✓ Full height glazed reception area
- ✓ Two 13 person passenger lifts
- ✓ Central staircase
- ✓ Male, female and disabled WCs on each floor

## LOCATION

The property is located off Pipers Way, approximately 1.9 miles from Swindon Railway Station and 2.2 miles from Junction 15 of the M4. Swindon is the principal town and the main commercial centre for Wiltshire. The town lies approximately 40 miles east of Bristol, 80 miles west of London, 47 miles west of Reading and 30 miles south west of Oxford.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>170,324</b>	<b>15,823</b>

## 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.

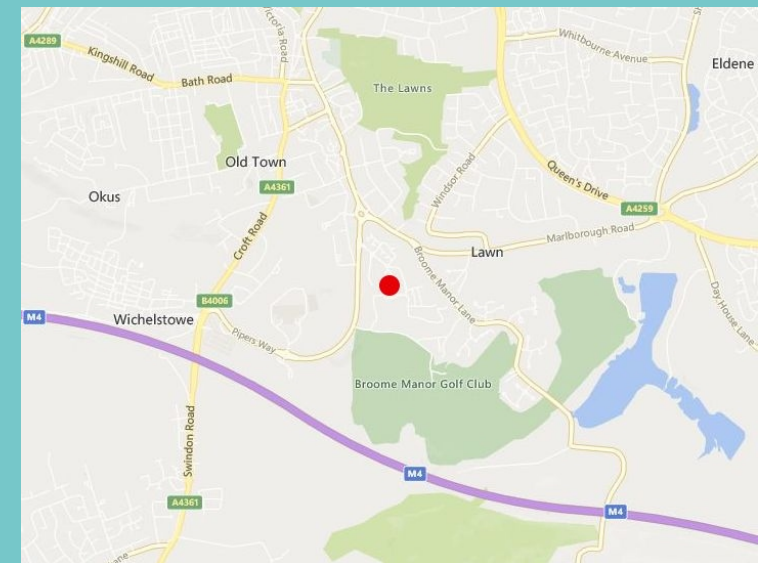
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is available by way of sublet.

EPC EPC report is available upon request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Hampton**

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