



Optimus, Windmill Hill Business Park, Swindon SN5 6AT

TO LET

Modern Headquarter Office Building

69,900 Sq Ft
(6,494 Sq M)

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DESCRIPTION

Optimus is a modern headquarters, pavilion style building that provides approximately 69,900 sq ft of accommodation. The building benefits from restaurant facilities, air conditioning, suspended ceilings, lab testing areas, raised floor and extensive on-site parking.

- ✓ Suspended Ceilings
- ✓ Air Conditioning
- ✓ Raised floors
- ✓ Extensive parking
- ✓ Restaurant facilities

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
Total	69,900	6,494

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.

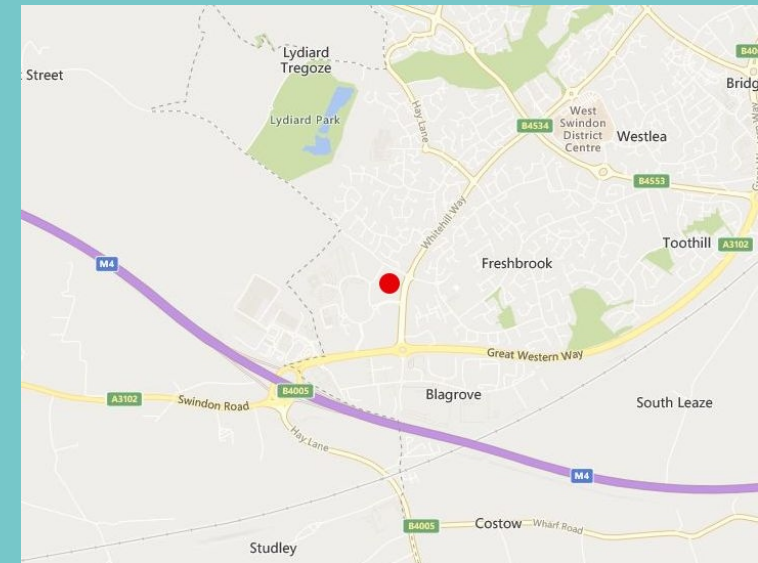
BUSINESS RATES

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

TERMS

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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