



# A FRESH PERSPECTIVE ON RETAIL

ICED DRINKS		TEA	
Iced Espresso	£3	Green Tea	£2.5
Iced Latte	£4.5	Black Tea	£2
Iced Mocha	£4.5	Mint Tea	£2.5
Iced Cappuccino	£3	White Tea	£2.5
		Masala Tea	£2

7,474 SQFT OF FLEXIBLE  
RETAIL SPACE AVAILABLE



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## INTRODUCTION

1 Newbridge Square offers a modern business infusion with contemporary, Cat A office and retail space, effectively designed with a user-centred approach. Regenerating Swindon's business district with a full focus on wellness, ESG and a future-proof vision.

The focus on wellness is evident from the moment customers enter the building. The ambiance is carefully crafted to make them feel welcome and at ease, creating an ideal retail environment for businesses. Features like green walls, planters, curated music, and relaxing scent diffusers are put in place to enhance the overall atmosphere, drawing people into the stores and promoting a sense of well-being.



# EXPERIENCE RETAIL

# THIS WAY



BRINGING TOGETHER A FAVOURABLE MIX OF RETAIL AND OFFICE SPACES, WORKING LIFE AT 1 NEWBRIDGE SQUARE FURTHER PROMOTES BUSINESS PRODUCTIVITY AND INDIVIDUAL WORK-LIFE BALANCE.



# WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE AND PLANET FIRST.



CYCLE & SCOOTER PROVISIONS



ENERGY EFFICIENT VRF SYSTEM



BUSINESS LOUNGE & RECEPTION



SHOWERING FACILITIES



FITNESS AND GYM FACILITIES



CAR PARKING RATIO 1:552



FITWELL



EV CHARGING



BREEAM EXCELLENT TARGET



EPC A TARGET



TARGETED NET ZERO CARBON



WIRED SCORE



# WHERE RETAIL MEETS LIFESTYLE

## MORE THAN JUST RETAIL

When people go shopping they want something more than a simple retail destination – they want an experience. The future of shopping is venues which provide a lifestyle experience, and the available units at 1 Newbridge Square do just that.

This is an aspirational building which offers a premium experience in the heart of Swindon, and it is designed to make people feel like they are doing more than just shopping when they walk through the doors. At 1 Newbridge Square, retail is a lifestyle choice.



# IN THE HEART OF THE ACTION

## THE PERFECT DESTINATION

Located within the heart of Swindon's central business district and just a short walk from the town centre, 1 Newbridge Square is the perfect place to set up shop.

Footfall through the site



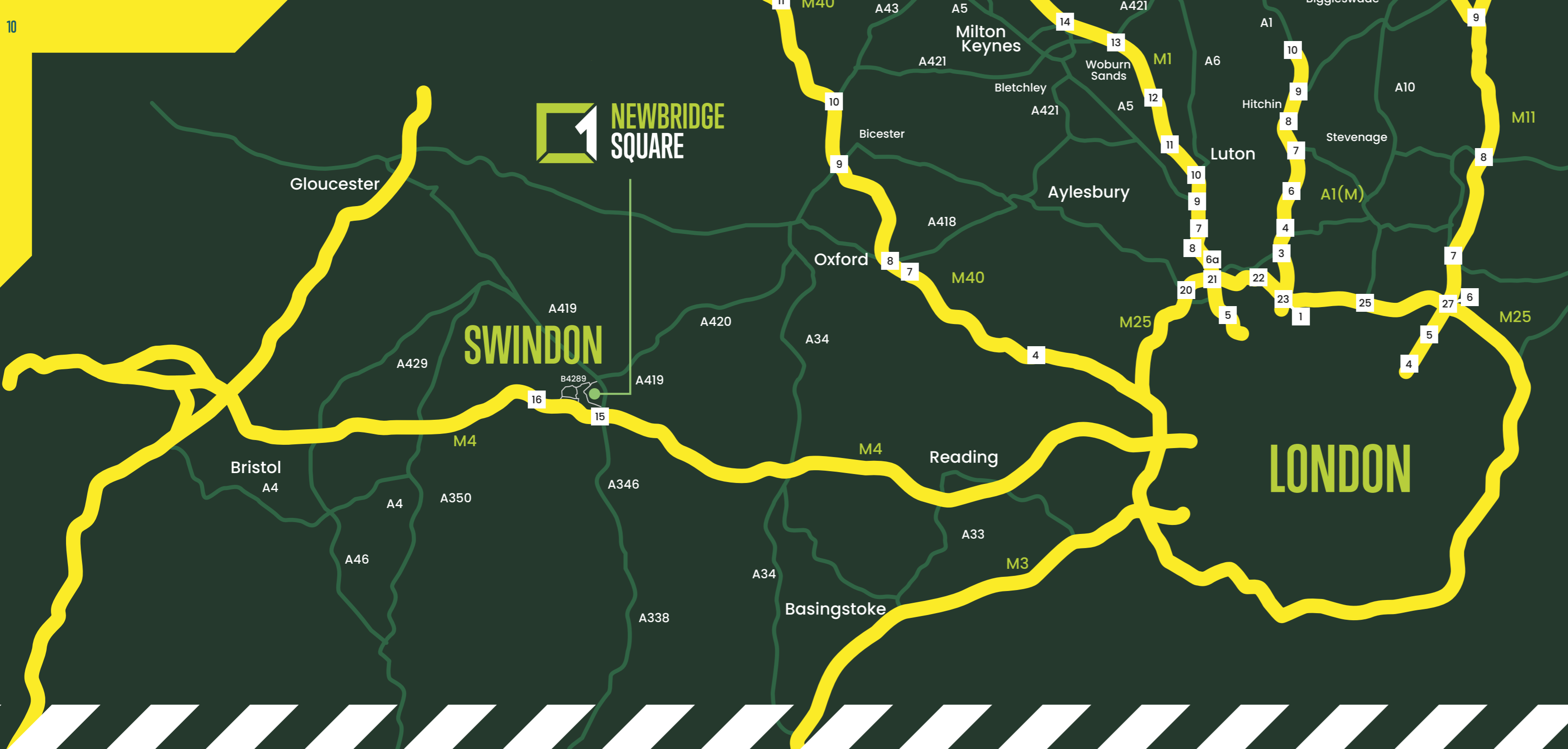
# SPEARHEADING A LARGER MOVEMENT IN SWINDON

Swindon Council and local developers are working closely to bring forward over £1 billion of major new development projects in the town centre, comprising of a multi-purpose civic space incorporating a new museum exhibition space and a 1,200 seat arena.

There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council would see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that used to run along the road.

A new 10 acre mixed use office and residential development in the heart of Swindon town centre.





# A DESTINATION

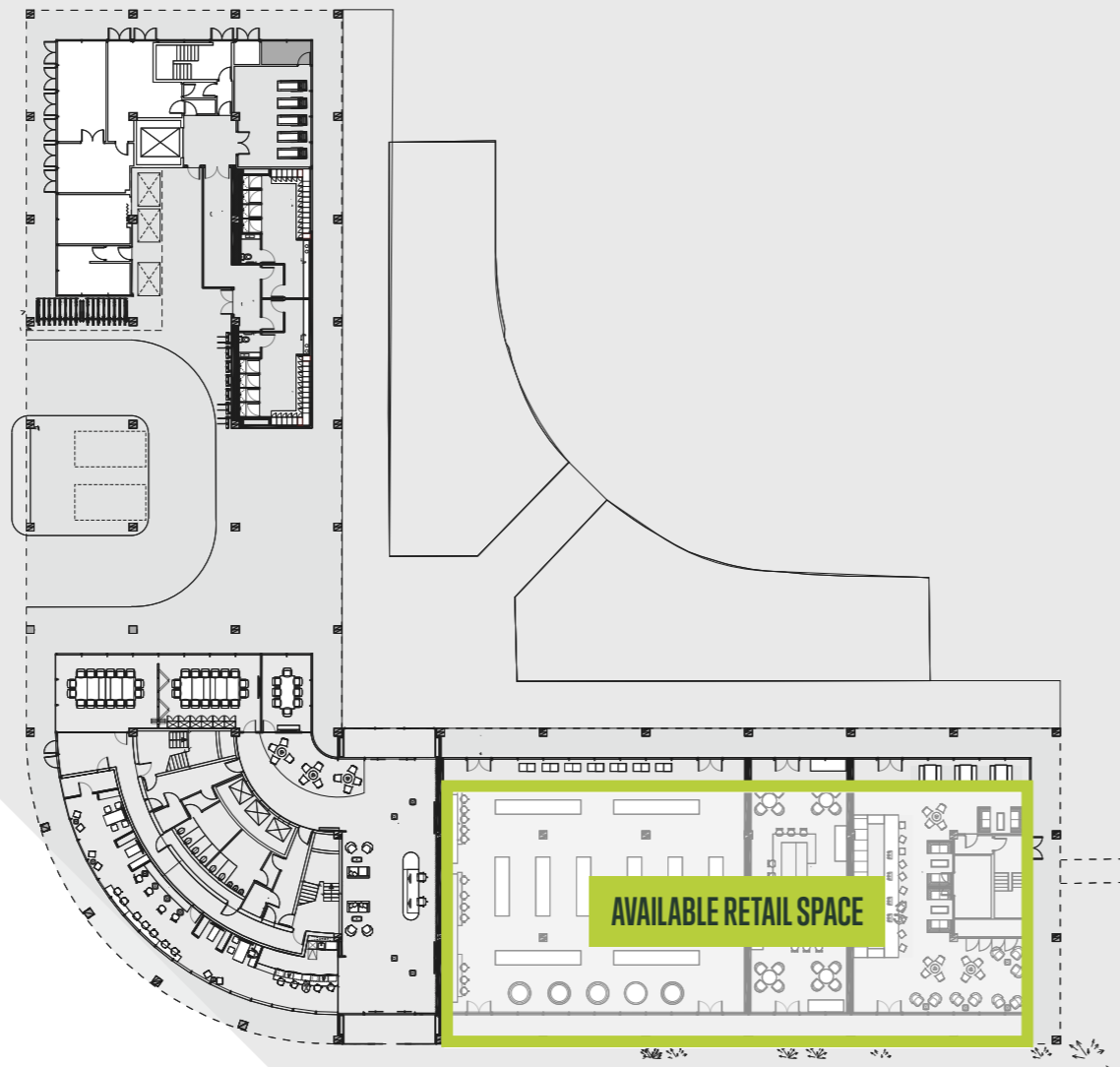
## TRAVEL TIMES

LOCATION	RAIL	ROAD
London Paddington	50 mins	1 hr 35 mins
Reading	27 mins	55 mins
Bath	29 mins	42 mins
Bristol Temple Meads	40 mins	45 mins
Oxford	50 mins	36 mins
Heathrow	1 hr 20 mins	1 hr 6 mins
Gloucester	45 mins	45 mins

# ARCHITECT BLOCK PLAN

7,474 sqft of retail space available with flexible size options available to suit your business needs. Option to install a mezzanine area and optimal 4.23M Floor Height.

- On-site vehicle parking & charging stations
- Electric scooter and bicycle zones
- Drop off and collections area
- Welcoming reception area with concierge
- Flexible meeting rooms
- Event and wellness space
- Supportive neighbouring businesses
- Variety of on-site local retailers



Plans not to scale. For identification purposes only.



# JOURNEY TO NET ZERO CARBON

## A VISION

We envisage a climate-positive environment through delivering a whole-life carbon approach. With a future proof building combined with a solid environmental strategy, 1 Newbridge Square provides a healthy, sustainable, and productive business setting.

On our journey to Net Zero Carbon, we have implemented an environmental management system which minimises on-site energy usage.

We specify materials and products which have a low-carbon impact to ensure we stay on track towards NZC goals and EUI targets.



TARGETING BREEAM EXCELLENT



TARGETING EPC A RATING



TARGETING NET ZERO CARBON



DELIVERING CAT-A & B FIT OUT







# TALK TO US



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