

**Sat Nav: SN1 1GW**

COMMUNICATIONS	RAIL	ROAD
London Paddington	55min	84 miles
Bristol Temple Meads	55min	49 miles
Reading	30min	43 miles
Oxford	41min	29 miles
Heathrow Airport	1hr 34min	71 miles

**VIEWING**  
By appointment through the letting agents.

savills.co.uk  
savills  
020 7499 8644  
0117 910 2200

loveday  
01793 423344  
loveday.uk.com

**Christopher Meredith**  
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bradley@lovedayandloveday.co.uk  
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**Jonathan Gardiner**  
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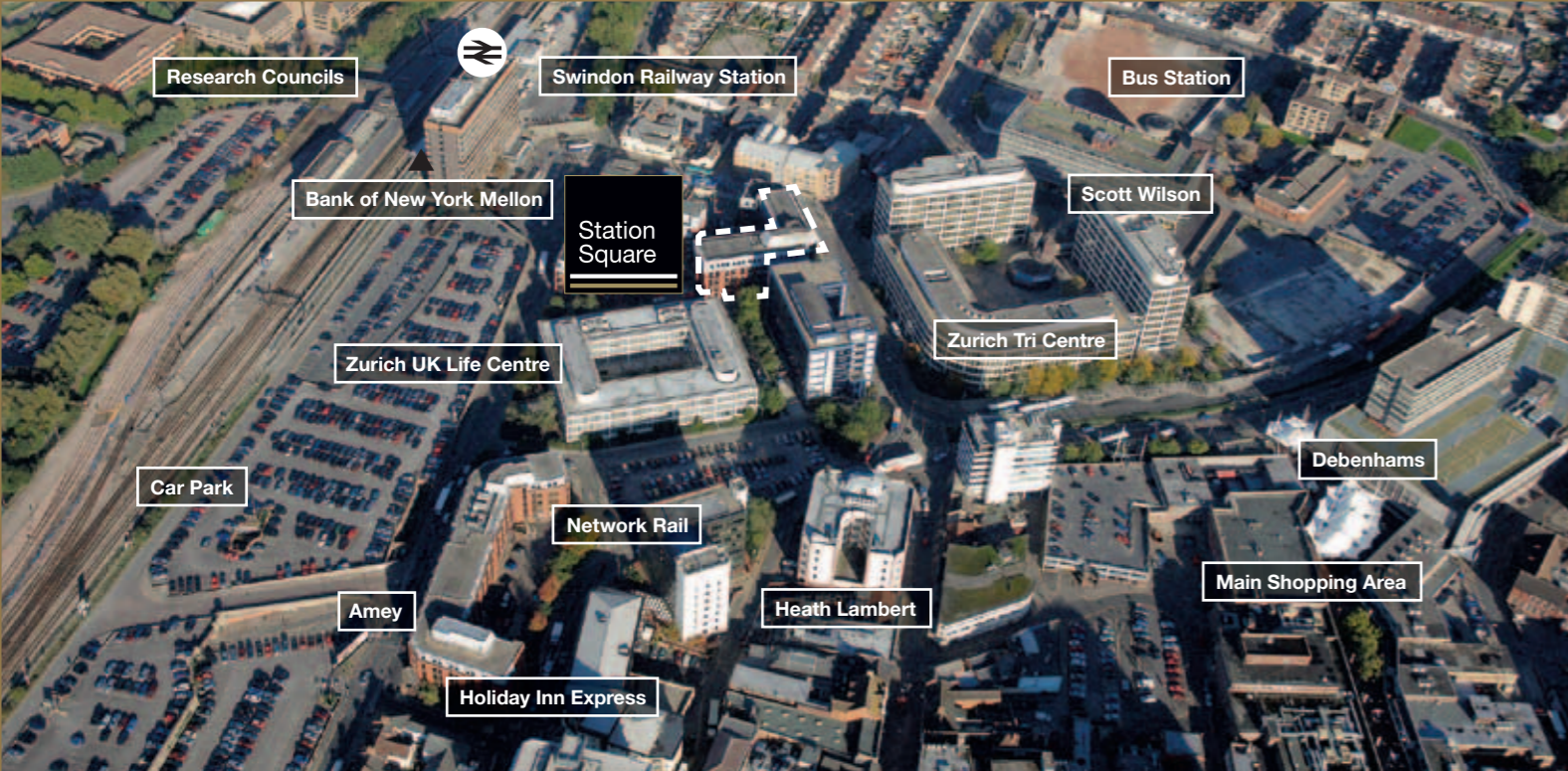
For a virtual tour visit:  
**stationsquare.co.uk**

Important Notice: These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



# Station Square

**SWINDON**  
www.stationsquare.co.uk



## IN THE HEART OF THE COMMERCIAL SECTOR

Join these major occupiers in Swindon

- Nationwide
- Zurich
- Network Rail
- Heath Lambert
- JP Morgan
- English Heritage
- Bank of New York Mellon
- WHSmith
- Motorola
- Alcatel-Lucent
- Intel
- National Trust
- BMW
- Honda
- RWE Npower
- Chevron
- Threadneedle
- BP
- Scott Wilson
- Amey

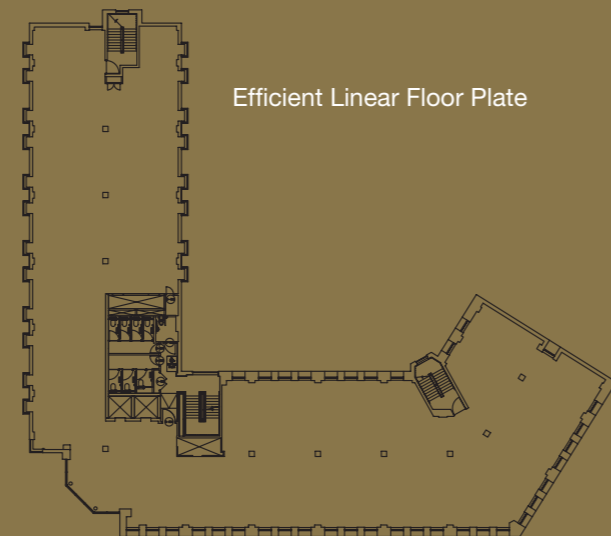
### ACCOMMODATION

Station Square provides the following approximate Net Internal areas measured from architects plans:

Ground Gloucester Wing	Let to Colas Rail Ltd	
Ground Milford Wing	4,801 sq ft	446 sq m
1st floor	Let to Amey	
2nd floor	Let to Arthur J. Gallagher (UK) Ltd	
3rd floor	Let to PrePay Solutions	
4th floor Gloucester Wing	Let to PrePay Solutions	
4th floor Milford Wing	Let to Linbrooke Design	
Basement Part	Let to Arthur J. Gallagher (UK) Ltd	
Basement Part	2,438 sq ft	226 sq m

**TOTAL OFFICE SPACE: 4,801 sq ft 446 sq m**

The ground floor office area can be increased by approximately 170 sq ft 15.79 sq m.  
Ancillary space in the lit and heated basement is measured GIA.



# THE BEST OFFICE BUILDING IN TOWN

## ✓ Ticking All The Boxes

### Green credentials: a key design factor

- ✓ BREEAM (2008) VERY GOOD.
- ✓ Energy Performance Certificate 'B' 31 rating.
- ✓ Energy Efficiency, 62% lower energy running costs than typical pre 2002 office building.
- ✓ New double glazed units in aluminium window frames throughout. Glazing maximises light transmissions and thermal comfort for occupiers.
- ✓ New spacious reception incorporating contemporary Cotswold Stone feature walls, a fully integrated reception/control desk and a 'break out' area for communal use.
- ✓ New heat recovery VRV air conditioning, with both local and zonal control.
- ✓ New LG7 lighting in the office areas to provide 450 lux with controllable movement and perimeter sensors.
- ✓ Feature supplementary lighting in reception and core areas.
- ✓ Fully accessed raised floor with minimum 60mm void.
- ✓ Two new 12 person passenger lifts.
- ✓ Flexible new male, female and disabled WC accommodation on each floor, with the ability to increase capacity for higher density occupiers. Lights and water supply on PIR sensors.
- ✓ New male, female and disabled showers on ground floor.
- ✓ Access control system incorporating proximity card readers which will extend to the lifts.
- ✓ CCTV coverage of external areas and entrances.
- ✓ Cycle racks in the basement with locker and clothes drying facilities.
- ✓ On site car parking with access barrier control.
- ✓ Fully DDA compliant.
- ✓ Full collateral warranty package.

