



**EDISON
PARK** SN3 3RB
SWINDON

Outstanding workspace solutions
Self-contained office accommodation

Modern Office Park | Self-Contained Suites | Well Connected | Flexible and Competitive Terms

Introduction

- Location
- Occupants
- Lancaster House
- Richmond House
- Warwick House
- York House
- Contact

Introduction

Edison Park offers a range of self-contained office buildings in a landscaped and secure setting, with a generous provision of allocated car parking (1:400 sq ft). Office space is available on flexible agreements and highly competitive terms.



EDISON PARK SWINDON

Introduction

Location

Occupants

Lancaster House

Richmond House

Warwick House

York House

Contact



York House



Warwick House



Lancaster House

EDISON PARK SWINDON

[Introduction](#)

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[Occupants](#)

[Lancaster House](#)

[Richmond House](#)

[Warwick House](#)

[York House](#)

[Contact](#)

Location

(Sat Nav - SN3 3RB)

The park is conveniently located on the eastern side of Swindon, in the Dorcan area, just 2 miles from Junction 15 of the M4 motorway and moments away from the A419, giving easy access to the A420 Cirencester and the M5 at Junction 11a.

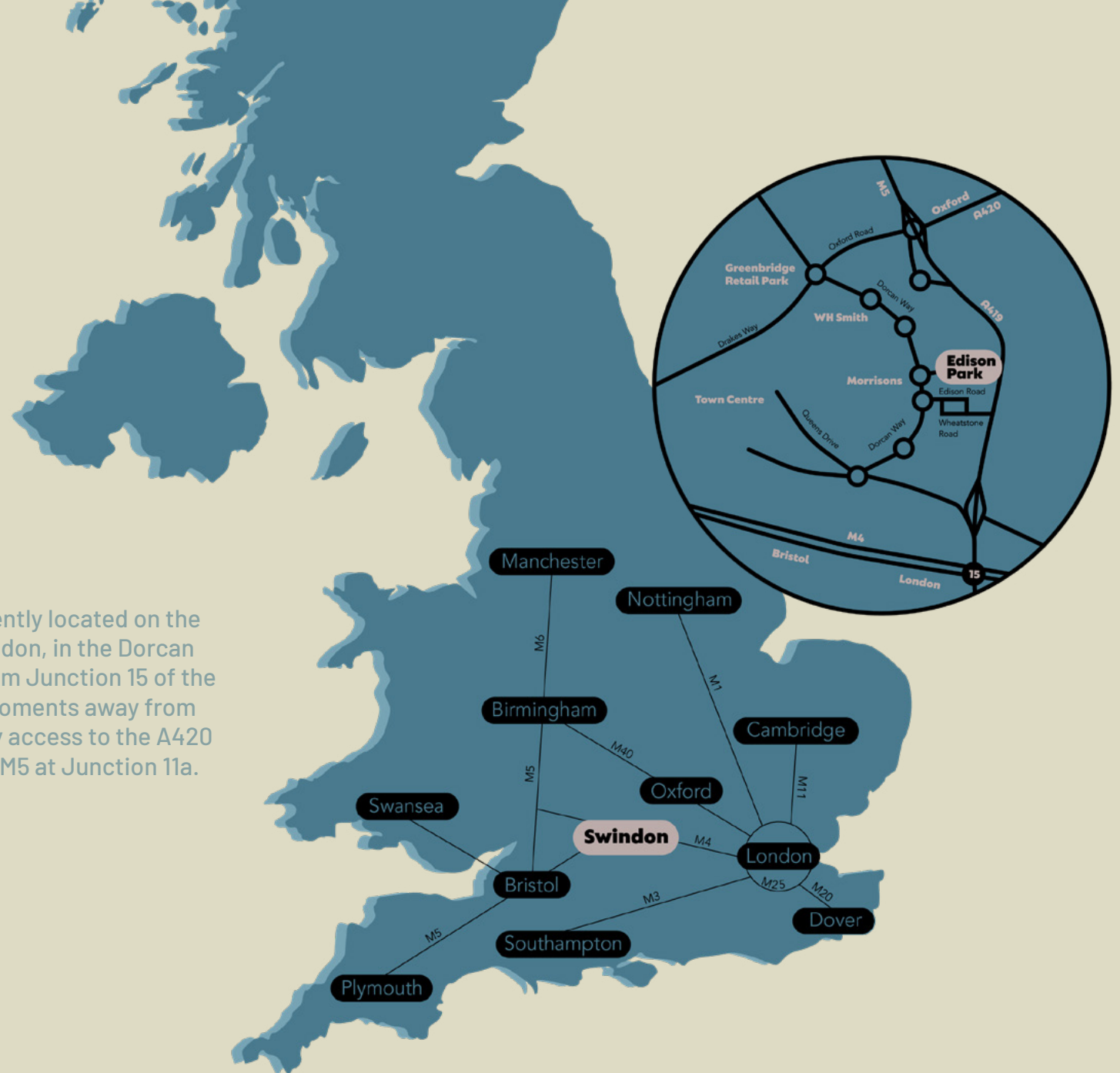
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[Street View](#)

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Occupants

- BFT Automation
- Colas Rail
- Cole Easdon
- Network Healthcare Professionals Ltd
- Newsquest
- ITEL

Local companies

- Jaguar Land Rover
- Nationwide
- Patheon
- Quvara Medical
- TE Connectivity Ltd
- WH Smith
- Yuasa Battery UK

Nearby Amenities

- Greenbridge Retail & Leisure Park
- Morrisons
- Nuffield Health, Fitness & Wellbeing Centre
- Simply Gym
- Holiday Inn
- Marriott Hotel
- Broome Manor Golf Complex
- Coate Water Country Park
- Excellent country pubs in Wanborough



Introduction

Location

Occupants

Lancaster House

Richmond House

Warwick House

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Lancaster House

5,181 sq ft
(481 sq m)

Kitchenette areas



Suspended ceilings



Recessed lighting



1:400 sq ft



Feature hardwood finishes



EPC rating B



Fitted offices



IT cabling



Meeting rooms



Lab area

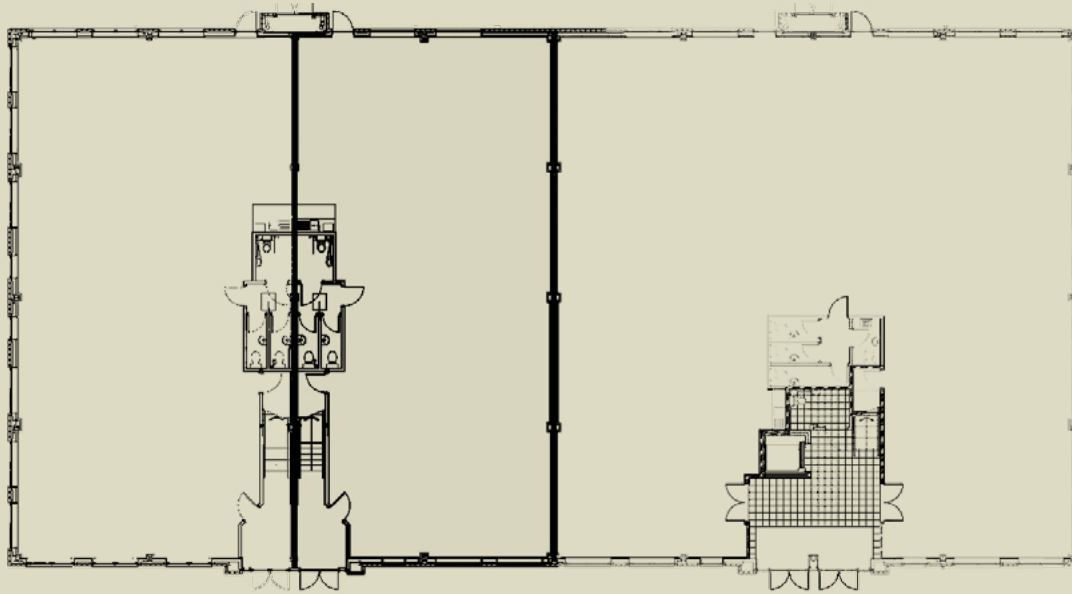


Air Conditioning

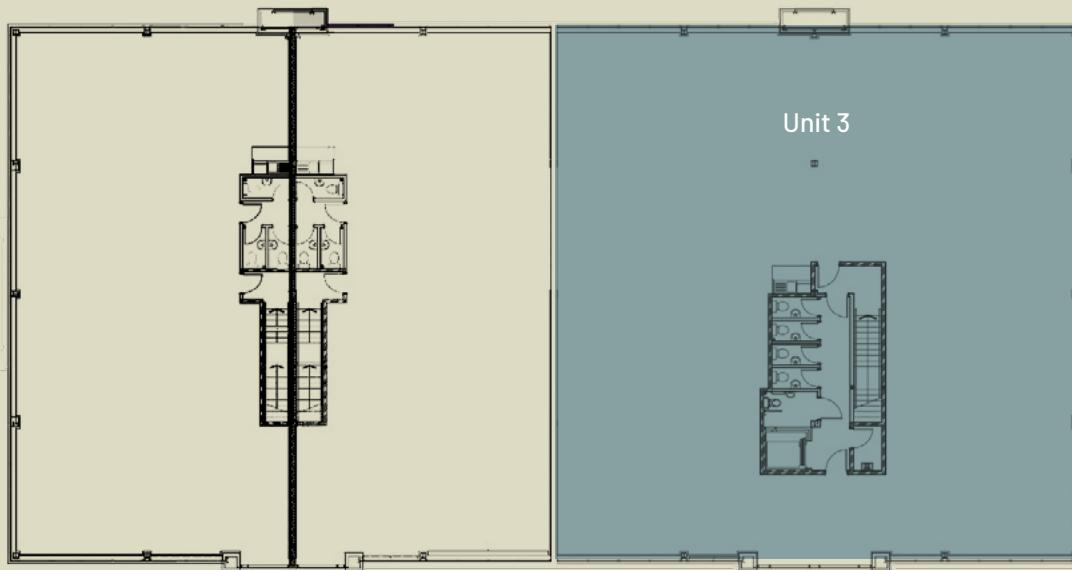


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Ground Floor



First Floor

Floorplans

First Floor

Unit 3	6,042 sq ft	561 sq m
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Richmond House

3,089 – 6,178 sq ft
(287 – 574 sq m)

Kitchenette areas



Air conditioning



Suspended ceilings



Recessed lighting



1:400 sq ft



Feature hardwood finishes



EPC rating B

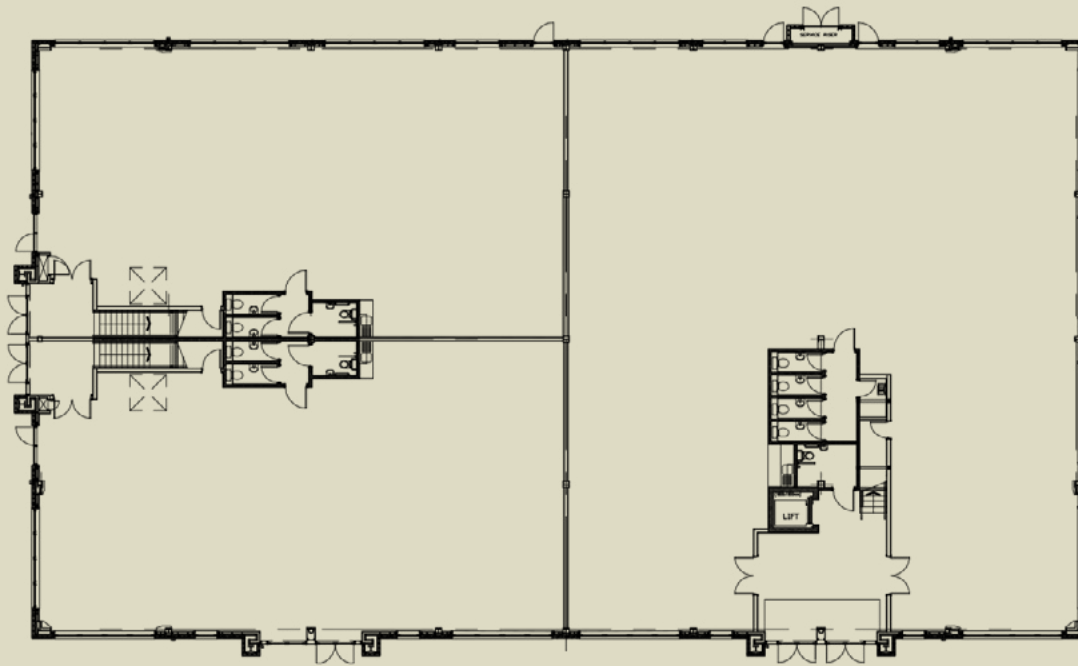


Fully accessed raised floors

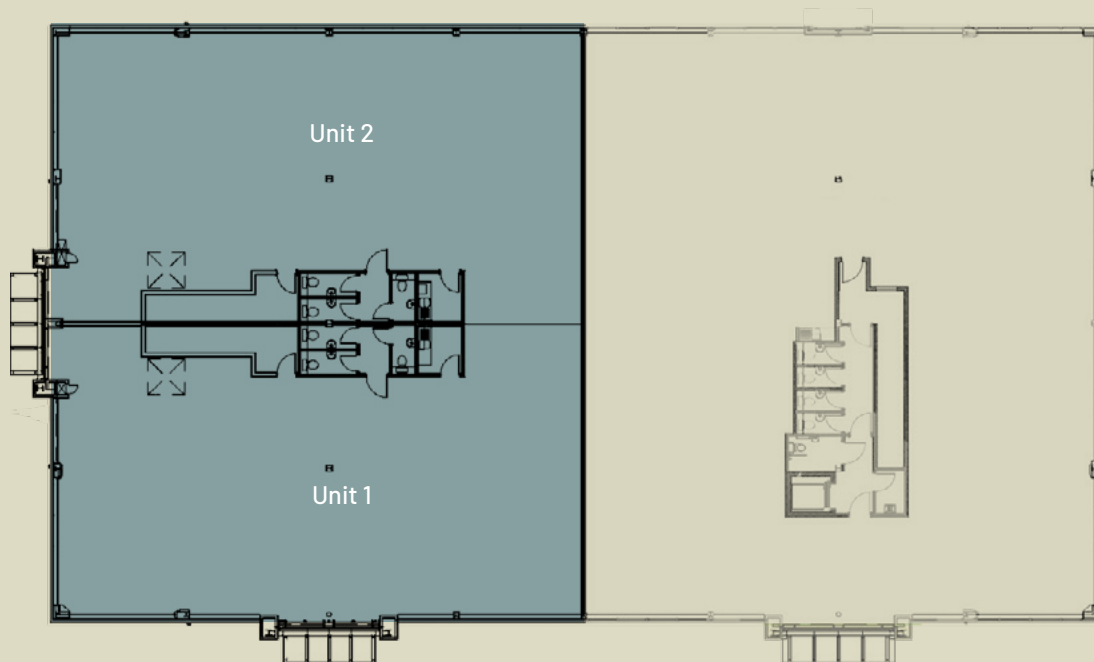


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Ground Floor



First Floor

Floorplans

First Floor

Unit 1	3,089 sq ft	287 sq m
Unit 2	3,089 sq ft	287 sq m

Combined

Total	6,178 sq ft	574 sq m
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Units 1 & 2 Richmond House are available individually or combined with flexible lease packages, which can be tailored to suit your individual requirements.

- Introduction
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Warwick House

5,904 sq ft
(548 sq m)

Air conditioning



Recessed lighting



Raised access floors



Suspended ceilings



Kitchenette areas

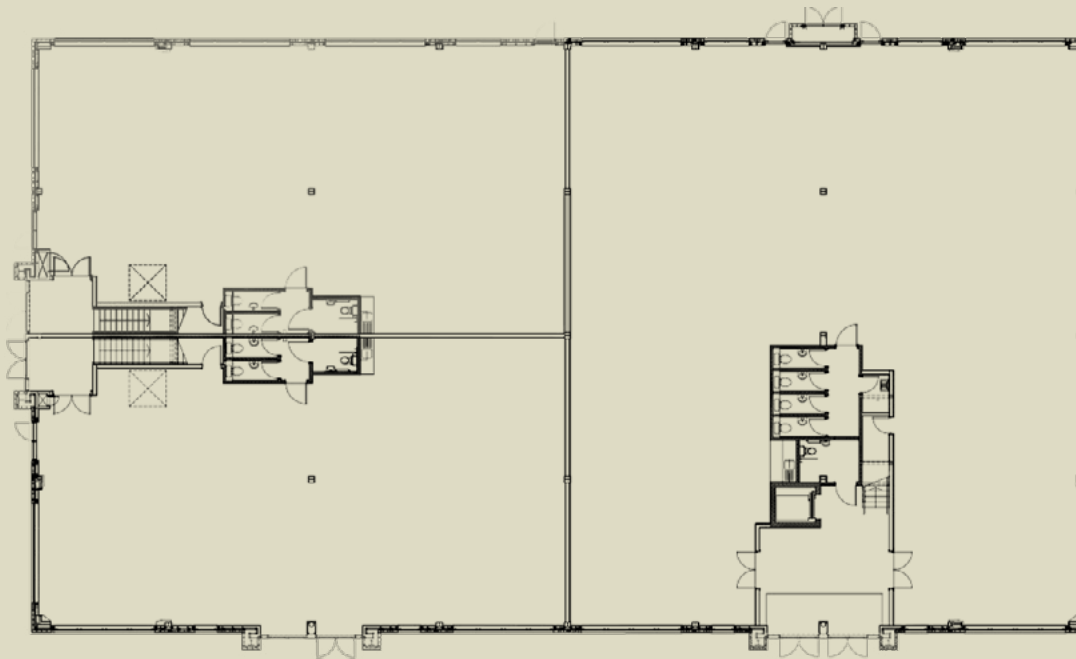


EPC rating B



1:400 sq ft





Ground Floor



First Floor

Floorplans

First Floor

Unit 3	5,904 sq ft	548 sq m
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York House

2,586 – 12,811 sq ft
(240 – 1,190 sq m)

Kitchenette areas



Air Conditioning (First Floor only)



Suspended ceilings



Recessed lighting



1:400 sq ft



Feature hardwood finishes

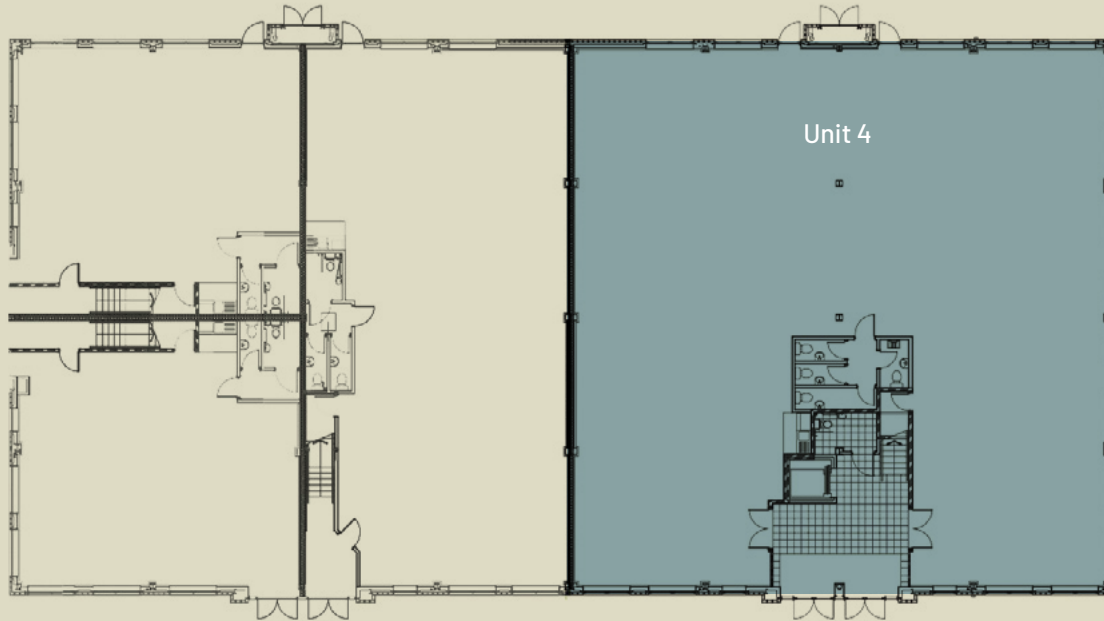


8 person passenger lift (Unit 4)

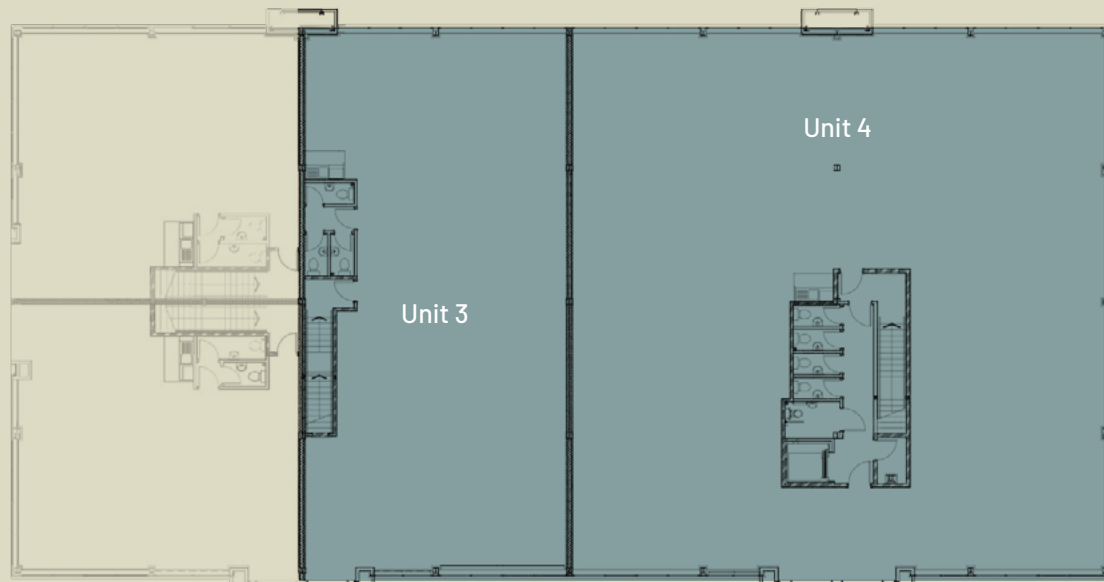


EPC rating B





Ground Floor



First Floor

Floorplans

Ground Floor

Unit 4	5,044 sq ft	469 sq m
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First Floor

Unit 3	2,586 sq ft	240 sq m
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Unit 4	5,181 sq ft	481 sq m
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Combined

Total	12,811 sq ft	1,190 sq m
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Units 3 & 4 of York House are available individually, combined or on a floor by floor basis, with flexible lease packages, which can be tailored to suit your individual requirements.

Service Charge

Available on request.

Business Rates

Further information is available from the Local Rating Authority, Swindon Borough Council.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML/KYC requirements when Heads of Terms are agreed.

Tenure

All units are available with flexible lease packages tailored to suit your individual requirements.

Legal Costs

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

Viewings

For further information or an appointment to view, **please contact:**

Daniel Smethurst

daniel@smethprop.co.uk



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