



3 NEWBRIDGE SQUARE, SWINDON, SN1 1BY

# HIGH QUALITY OFFICES

500 - 15,000 SQ FT  
SPACE AVAILABLE





NEWBRIDGE  
SQUARE

ZÜRICH

49  
51

## CONTENTS

04 EXPERIENCE WORK THIS WAY

06 ANYTHING BUT SQUARE

08 MODERN OFFICES

11 WHERE WELLNESS WORKS

12 IN THE HEART OF THE ACTION

14 A DESTINATION

16 A VISION

18 THIRD & SIXTH FLOOR

20 SEVENTH FLOOR

22 TALK TO US

Discover 3 Newbridge Square, an eight-storey office building in the vibrant heart of Swindon town centre. Ideally located next to the main bus station and just a short walk from the railway station and town centre amenities.

This modern building offers bright, spacious office spaces with stunning views across the town from the upper floors. Enjoy stylish common areas, including meeting rooms, break-out spaces, and a business hub, designed to help your business thrive.



# EXPERIENCE WORK THIS WAY



## WORK-LIFE COMMUNITY

3 Newbridge Square brings together an engaging community of like-minded professionals and businesses that elevate each other on a daily basis. This people-focussed environment provides opportunities for collaboration and new business contacts that is unique in Swindon.

Working at 3 Newbridge Square provides a perfect blend of productivity and work-life balance, giving your business a competitive edge.





# ANYTHING BUT SQUARE

## SETTING THE STANDARD

3 Newbridge Square offers a unique work experience where every detail has been designed to meet your needs. This building not only keeps pace with modern demands but sets the standard, providing the ideal contemporary workspace.





IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

**MODERN OFFICE**

**WITH BRIGHT**

**OPEN FLOORS**

## THE BUILDING

Office space is available from 500 – 15,000 sq ft (48–1,393 sq m) and has been refurbished to a high specification that comprises the following:



VAV air conditioning



Fully accessible raised floors



New suspended ceilings with LED lighting



New WC's



Dedicated reception



Bookable meeting rooms



Two 8 person passenger lifts plus a goods lift



Car parking





# WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE  
AND PLANET FIRST.



CYCLE & SCOOTER  
PROVISIONS



ENERGY EFFICIENT  
VAV SYSTEM



BUSINESS LOUNGE  
& RECEPTION



SHOWERING  
FACILITIES



CAR PARKING



EPC B



DEDICATED RECEPTION



CONCIERGE SERVICE



# IN THE HEART OF THE ACTION

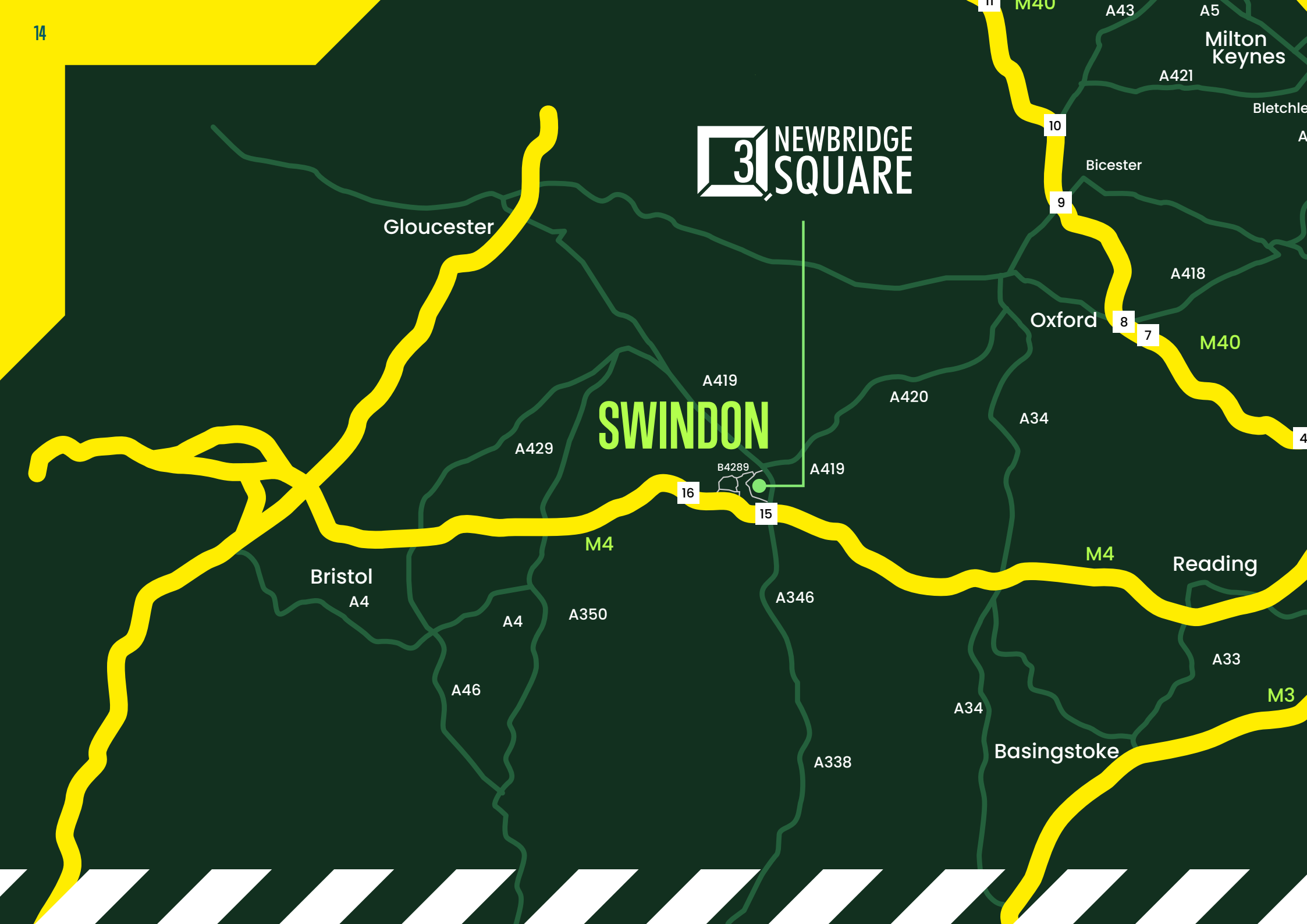


## THE PERFECT DESTINATION

Swindon's unparalleled connectivity to London and the South of England is a key attraction for businesses and individuals. Live, work and play in the heart of Swindon Town.



# 3 NEWBRIDGE SQUARE



Gloucester

SWINDON

A419

A429

B4289

A419

16

15

M4

Bristol

A4

A4

A350

A46

A346

A338

A420

A34

Oxford

8

7

A418

M40

Bicester

10

9

A421

Milton Keynes

Bletchley

A43

A5

A421

A418

8

7

M40

4

Reading

A33

M3

Basingstoke

A34





# 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



# SPEARHEADING A LARGER MOVEMENT IN SWINDON

Swindon Borough 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.

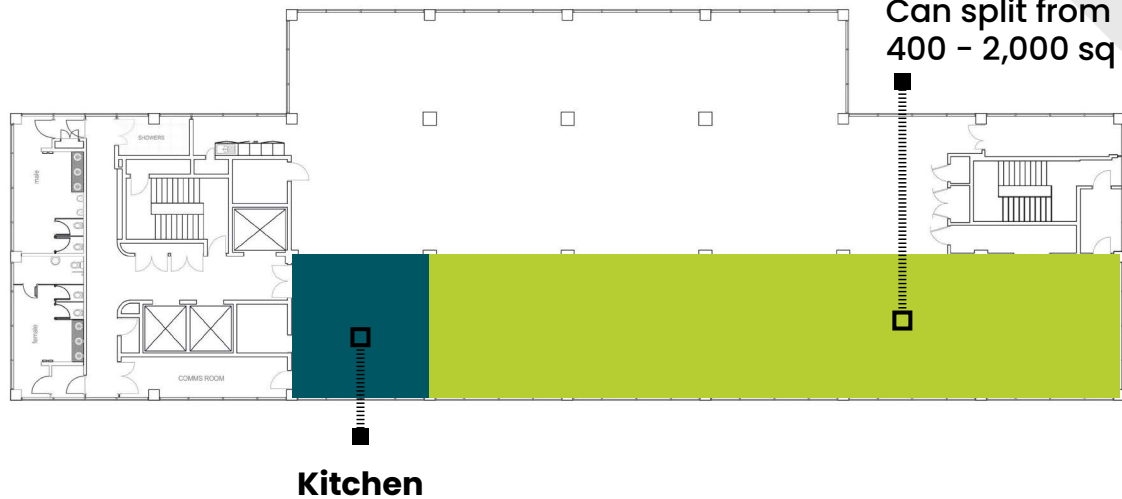
There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council which will see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that

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

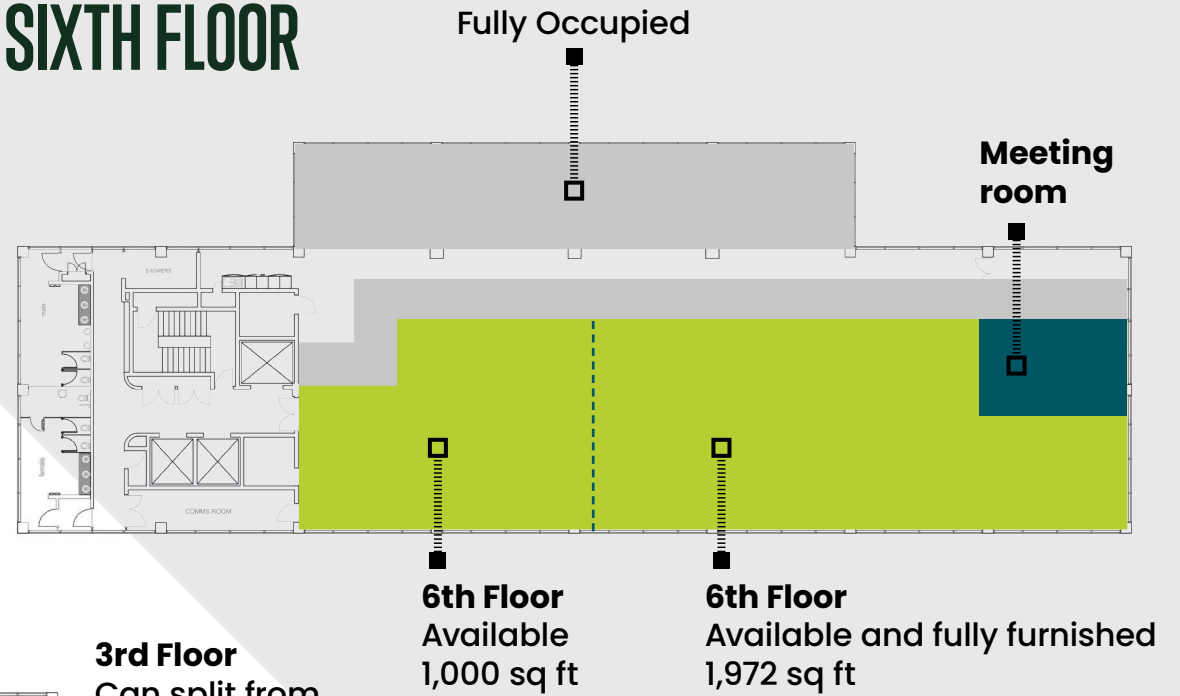


# THIRD AND SIXTH FLOOR

## THIRD FLOOR



## SIXTH FLOOR



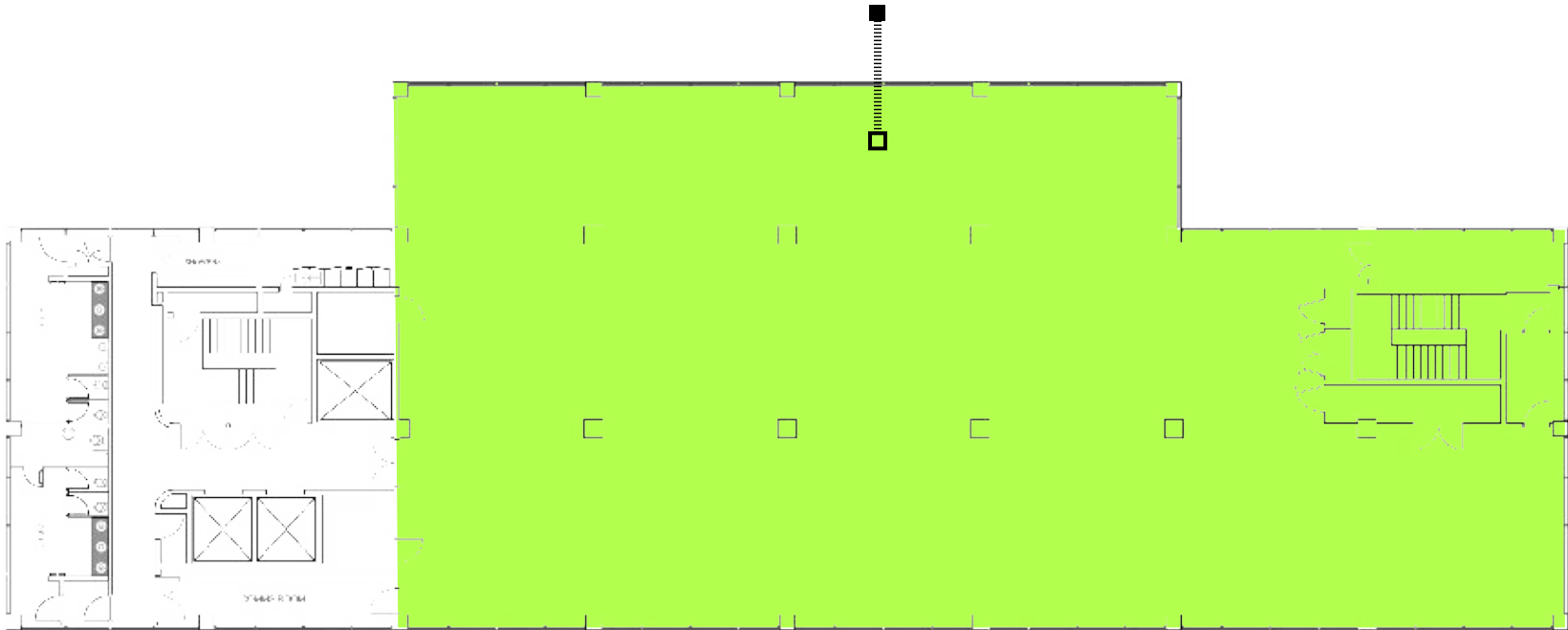
Plans not to scale. For identification purposes only.



# SEVENTH FLOOR PLAN

This bright, spacious, high specification office space can be taken as a whole or split to accommodate your requirements from 1,037 sqft or more. The seventh-floor location offers excellent views over Swindon, adding an extra level of exclusivity to your office.

Available Space

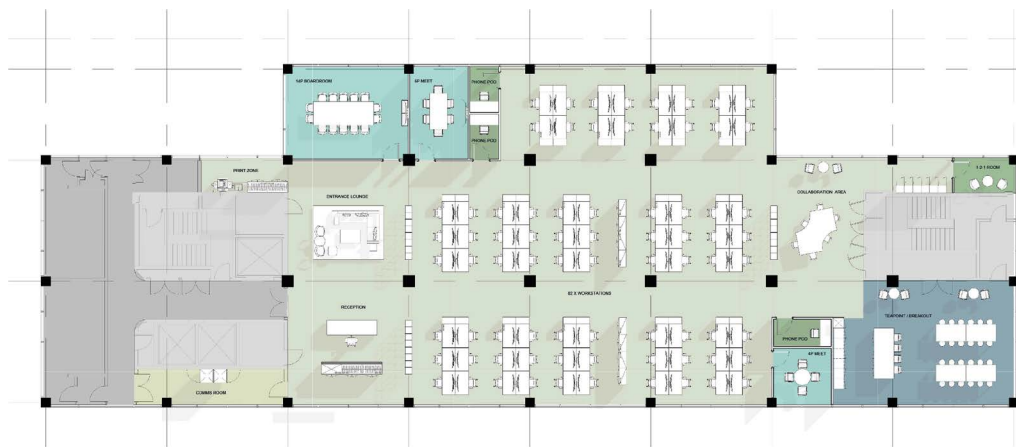


# OPEN & SPLIT FLOOR PLANS

FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS

## SEVENTH FLOOR

Single Tenant Option



Two Tenant Option



THESE FLOORPLANS ARE EXAMPLES OF LAYOUT FLEXIBILITY.

Plans not to scale. For identification purposes only.



# TALK TO US



**Rupert Elphick**  
07721 459 726  
rupert.elphick@realestate.bnpparibas



**Bradley Forbes**  
07786 554245  
bradley@loveday.uk.com



**Daniel Smethurst**  
07990 064334  
daniel@smethprop.co.uk



**Ben Knights**  
07553723645  
bknights@fi-rem.com

**0845 500 6161**  
www.fi-rem.com  
enquiries@fi-rem.com

FIREM Ltd for themselves, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd has any authority to make or give any representations or warranty in relation whatsoever in relation to this property. iv) all rentals and prices are quoted exclusive of VAT. April 2024.