



HIGH QUALITY OFFICES

500 - 15,000 SQ FT
SPACE AVAILABLE





3 NEWBRIDGE
SQUARE



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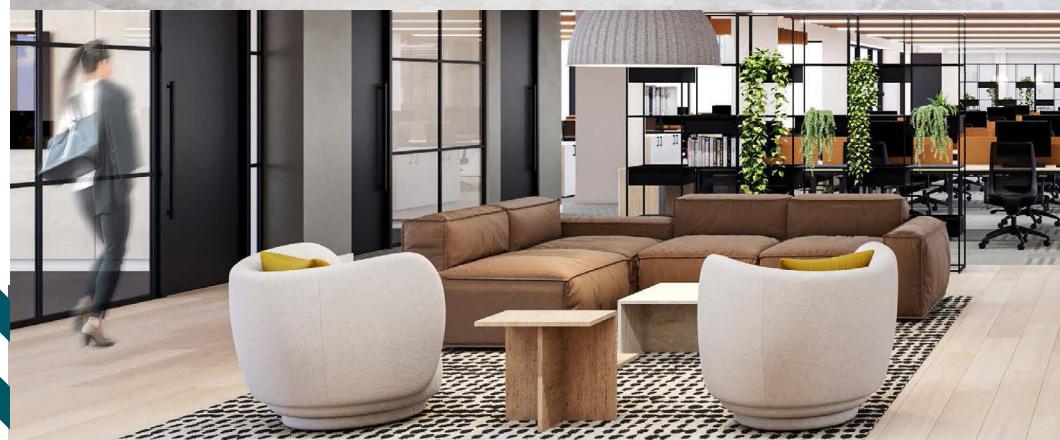
18 THIRD & SIXTH FLOOR

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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.



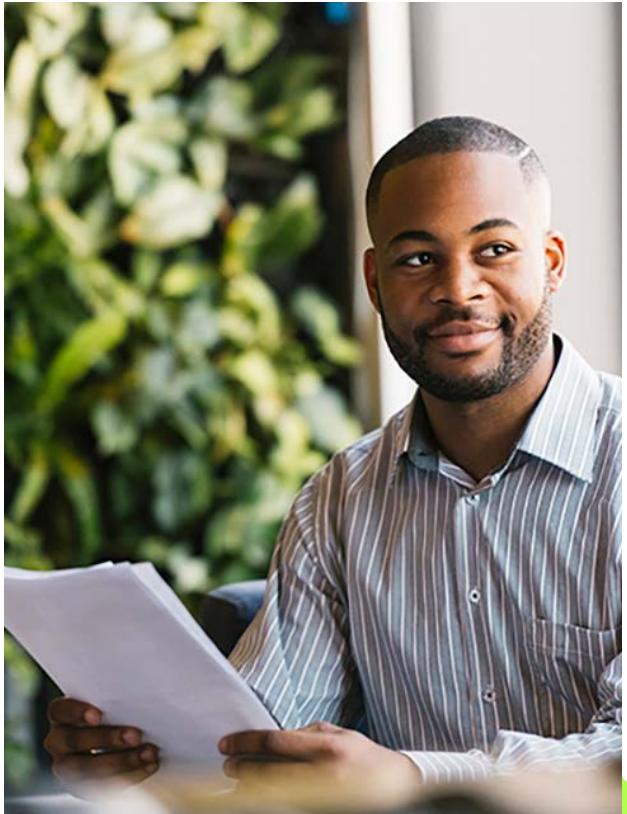
EXPERIENCE WORK

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

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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
-  WC 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



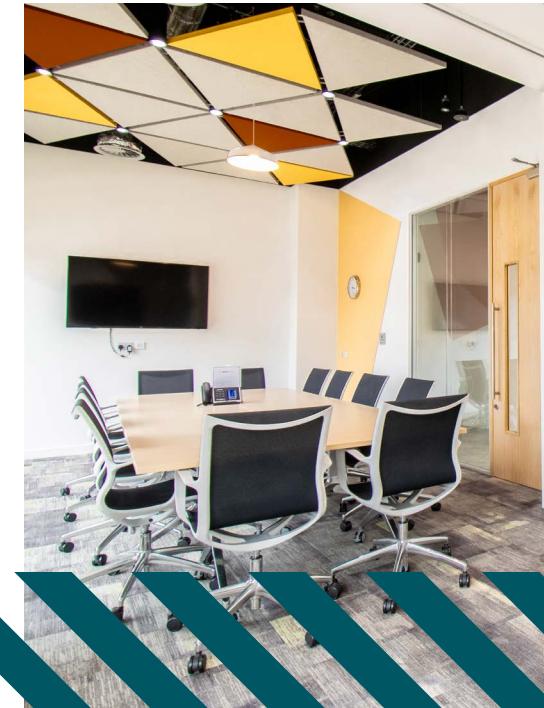
EPC B



DEDICATED RECEPTION



CONCIERGE SERVICE



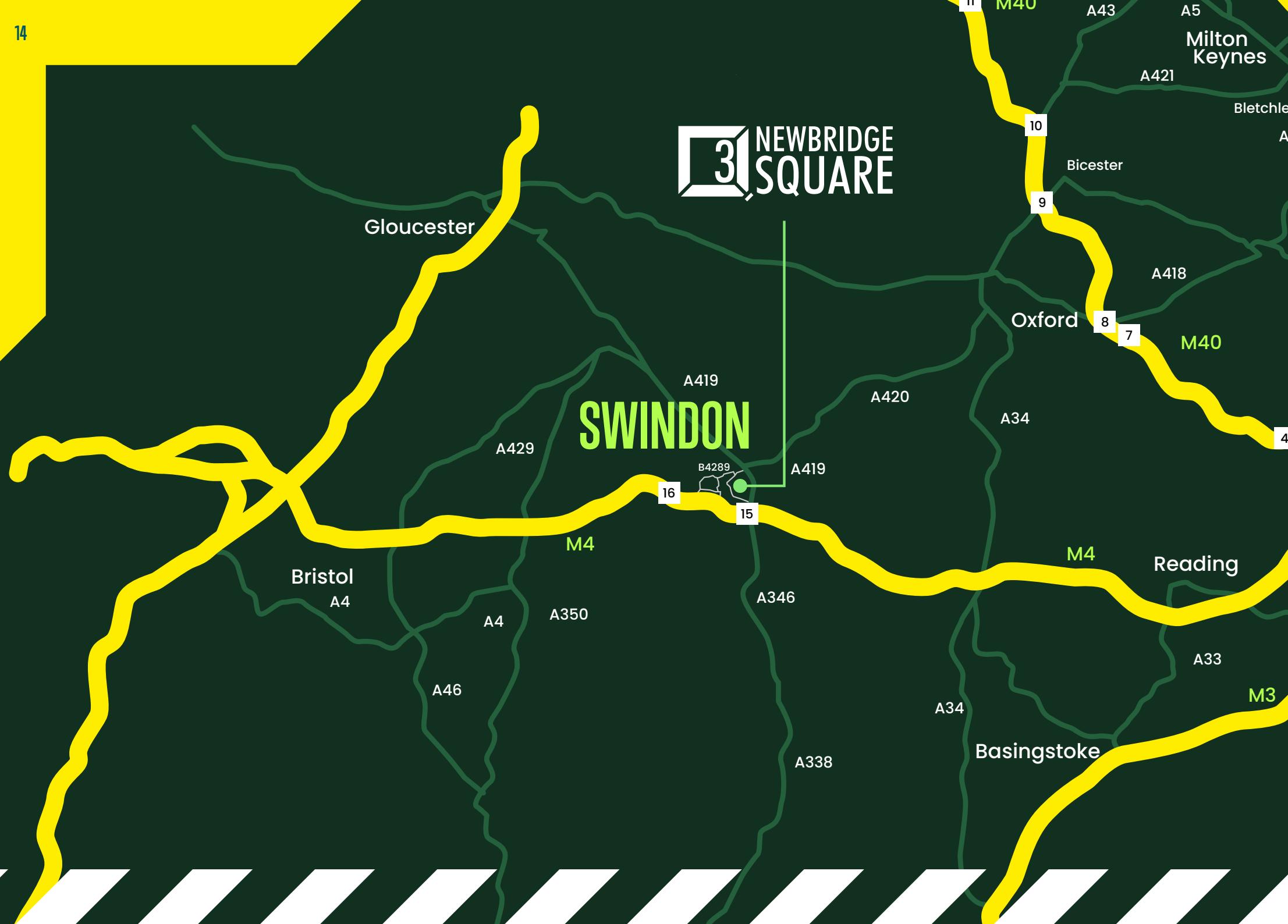
IN THE HEART OF THE ACTION







SWINDON





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.

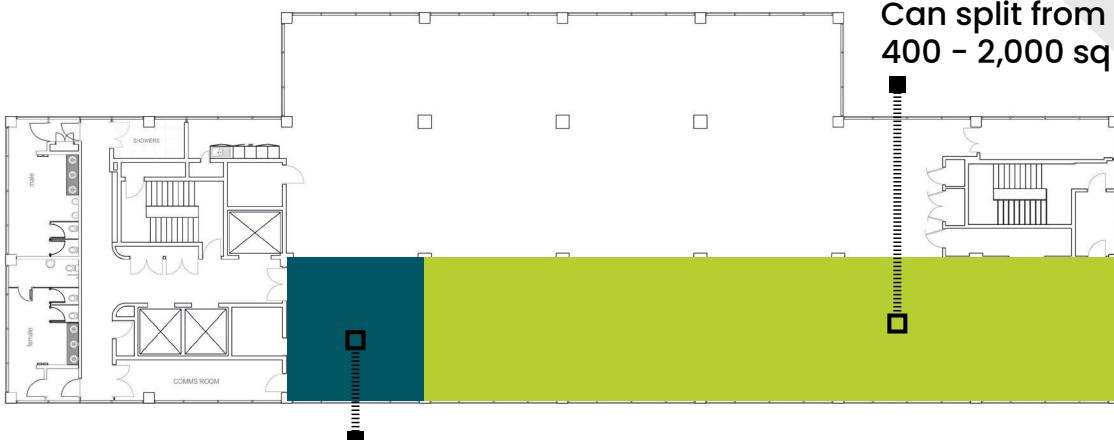
There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council which will see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that

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

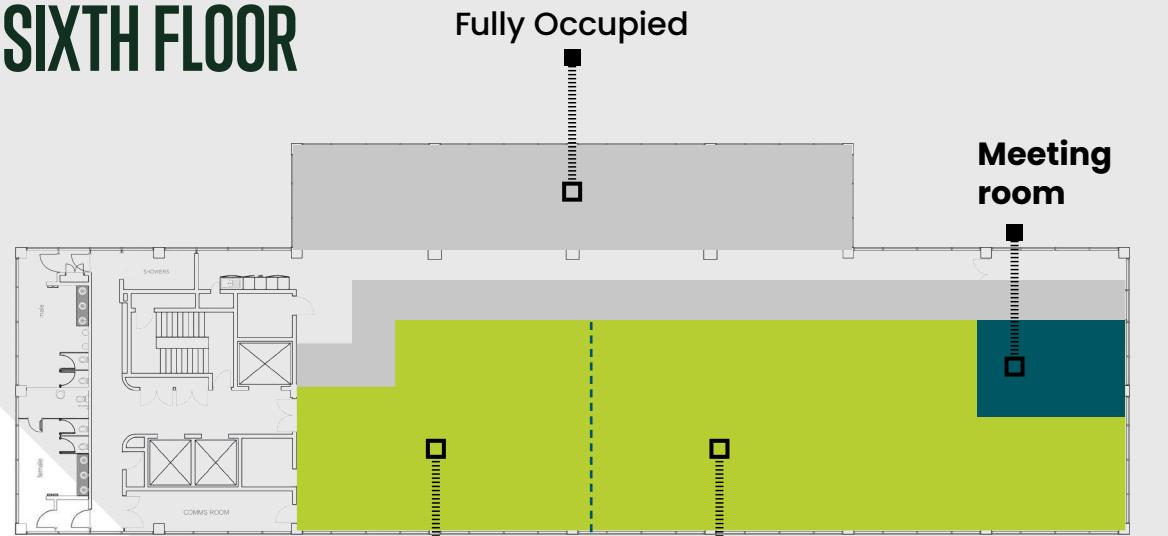


THIRD AND SIXTH FLOOR

THIRD FLOOR



SIXTH FLOOR

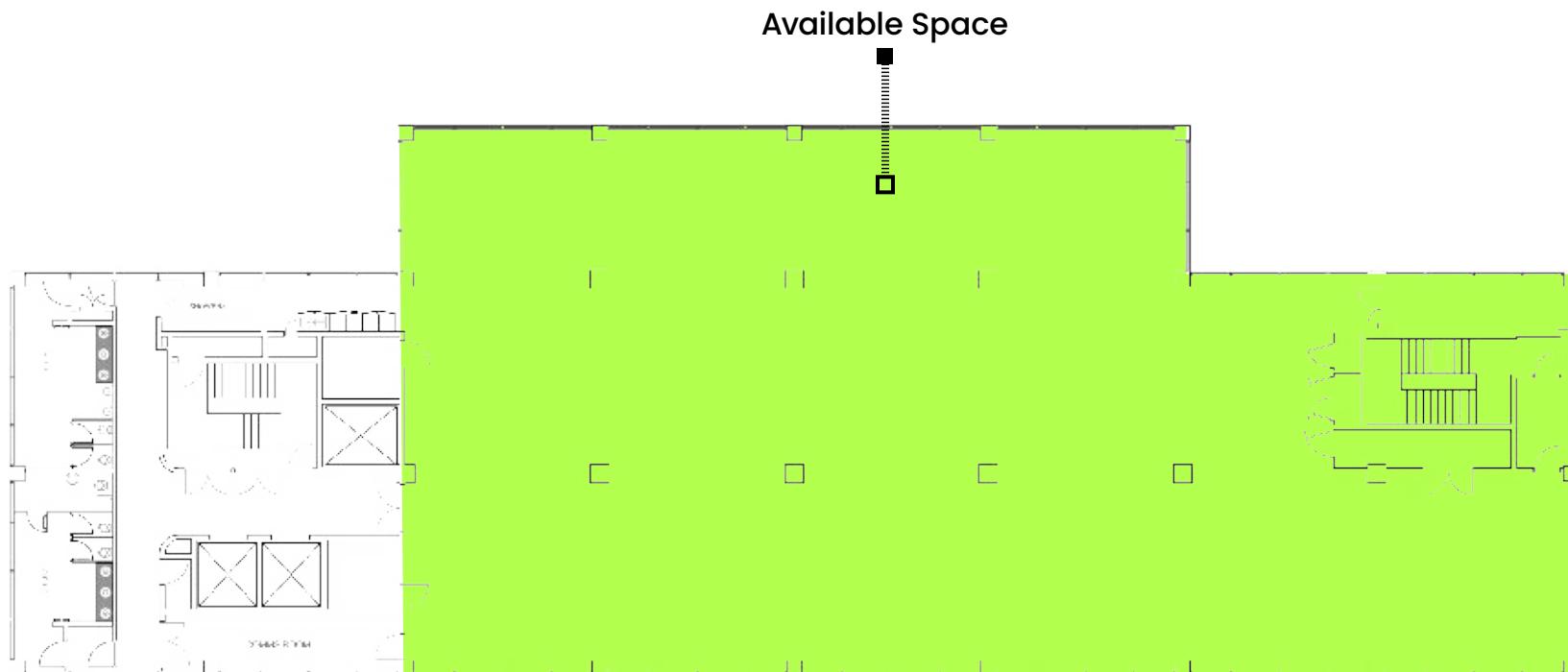


Plans not to scale. For identification purposes only.



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.

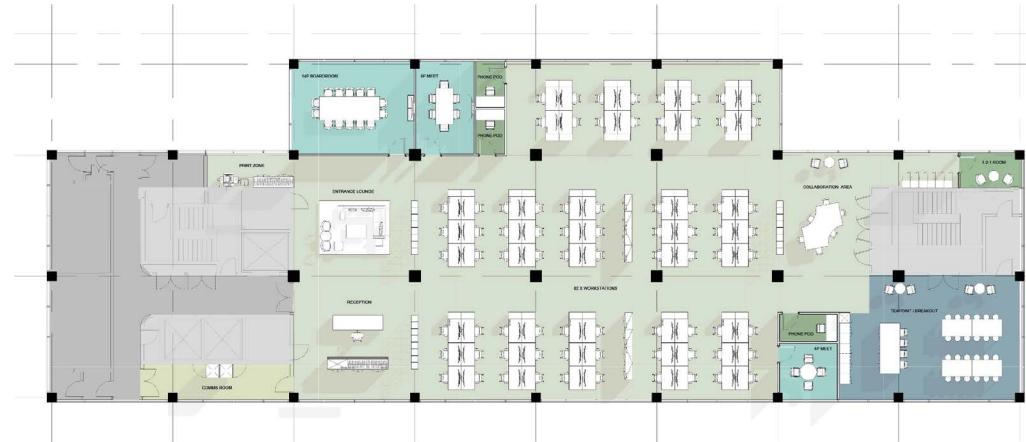


OPEN & SPLIT FLOOR PLANS

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



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