

# A WORK-LIFE CHANGING EXPERIENCE





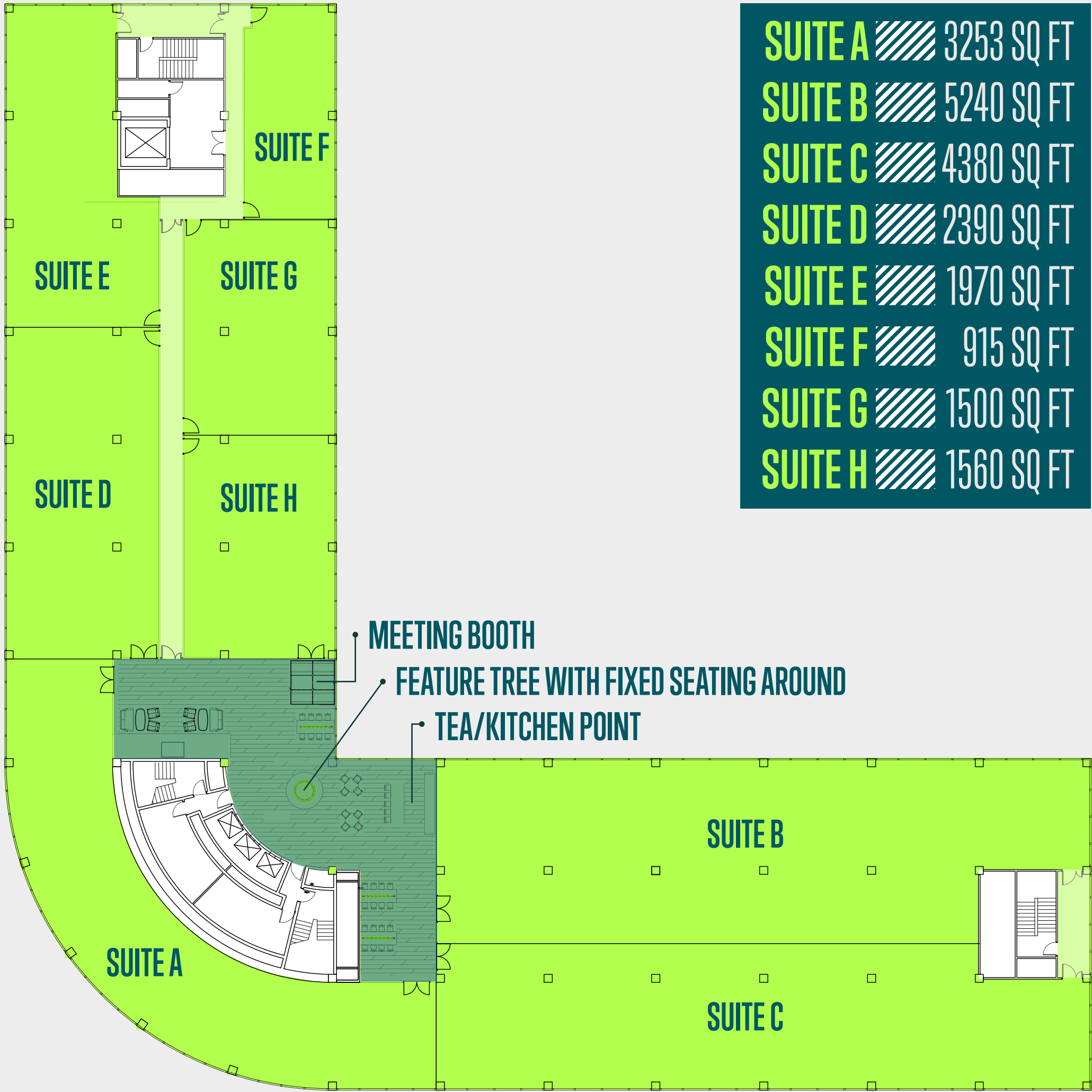
1 Newbridge Square offers a modern business infusion with contemporary, Cat A office and retail space, effectively designed with a user-centred approach. Regenerating Swindon’s business district with a full focus on wellness, ESG and a future-proof vision.

We envisage a customer-orientated experience from the moment you walk through the door. Be pleasantly greeted at the concierge desk with an array of services available to enhance your business and your well-being throughout the day. Using recycled materials, we enhance our sustainability practices through green walls, planters, music curators and relaxing scent diffusers.

# FIRST FLOOR PLANS

OPTION ONE 900 SQ FT - 5,240 SQ FT

- FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS
- SUITES AVAILABLE FROM 500 SQFT UP TO CIRCA 96,000 SQFT
- OCCUPANCY RATIO 1:8 SQM PER PERSON









# WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE  
AND PLANET FIRST.



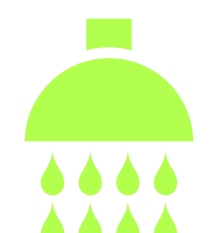
CYCLE & SCOOTER  
PROVISIONS



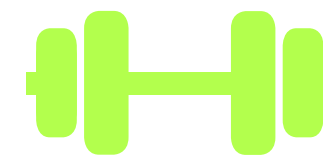
ENERGY EFFICIENT  
VRF SYSTEM



BUSINESS LOUNGE  
& RECEPTION



SHOWERING  
FACILITIES



FITNESS AND GYM  
FACILITIES



CAR PARKING  
RATIO 1:304



FITWELL



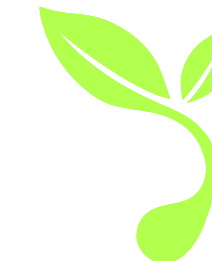
EV  
CHARGING



BREEAM  
EXCELLENT



EPC A



NET ZERO  
CARBON FIT OUT

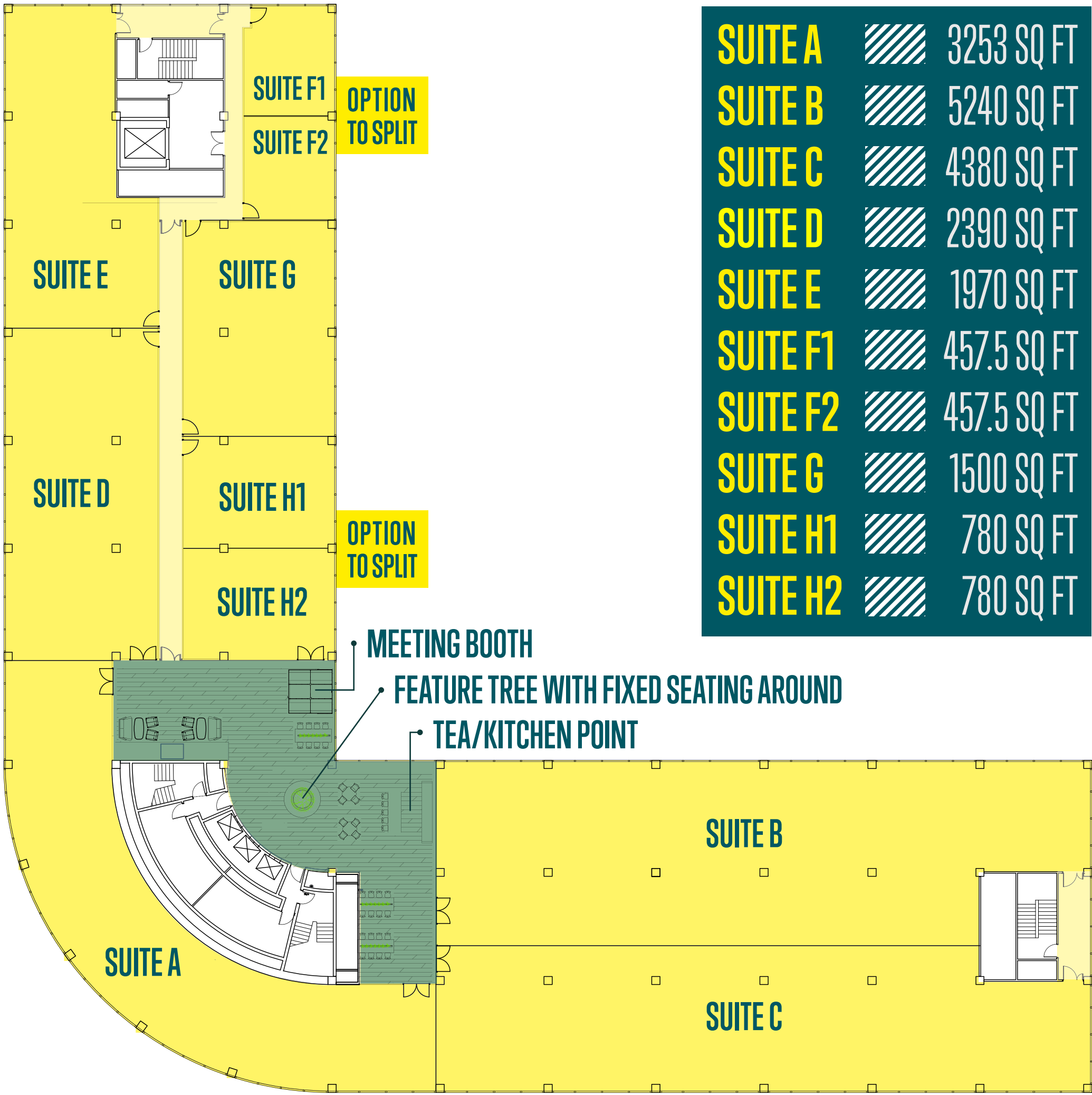


WIRED SCORE





OPTION TWO457.5SQ FT - 5,240 SQ FT



SUITE A		3253 SQ FT
SUITE B		5240 SQ FT
SUITE C		4380 SQ FT
SUITE D		2390 SQ FT
SUITE E		1970 SQ FT
SUITE F1		457.5 SQ FT
SUITE F2		457.5 SQ FT
SUITE G		1500 SQ FT
SUITE H1		780 SQ FT
SUITE H2		780 SQ FT



CREDENTIALS



- LED LIGHTING
- RAISED ACCESS FLOOR
- GROUND FLOOR CEILING HEIGHT 4.23M
- FIRST FLOOR CEILING HEIGHT 3.12M





**NEWBRIDGE  
SQUARE**

1 NEWBRIDGE SQUARE, SWINDON, SN1 1BY

# TALK TO US



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