



A WORK-LIFE CHANGING EXPERIENCE

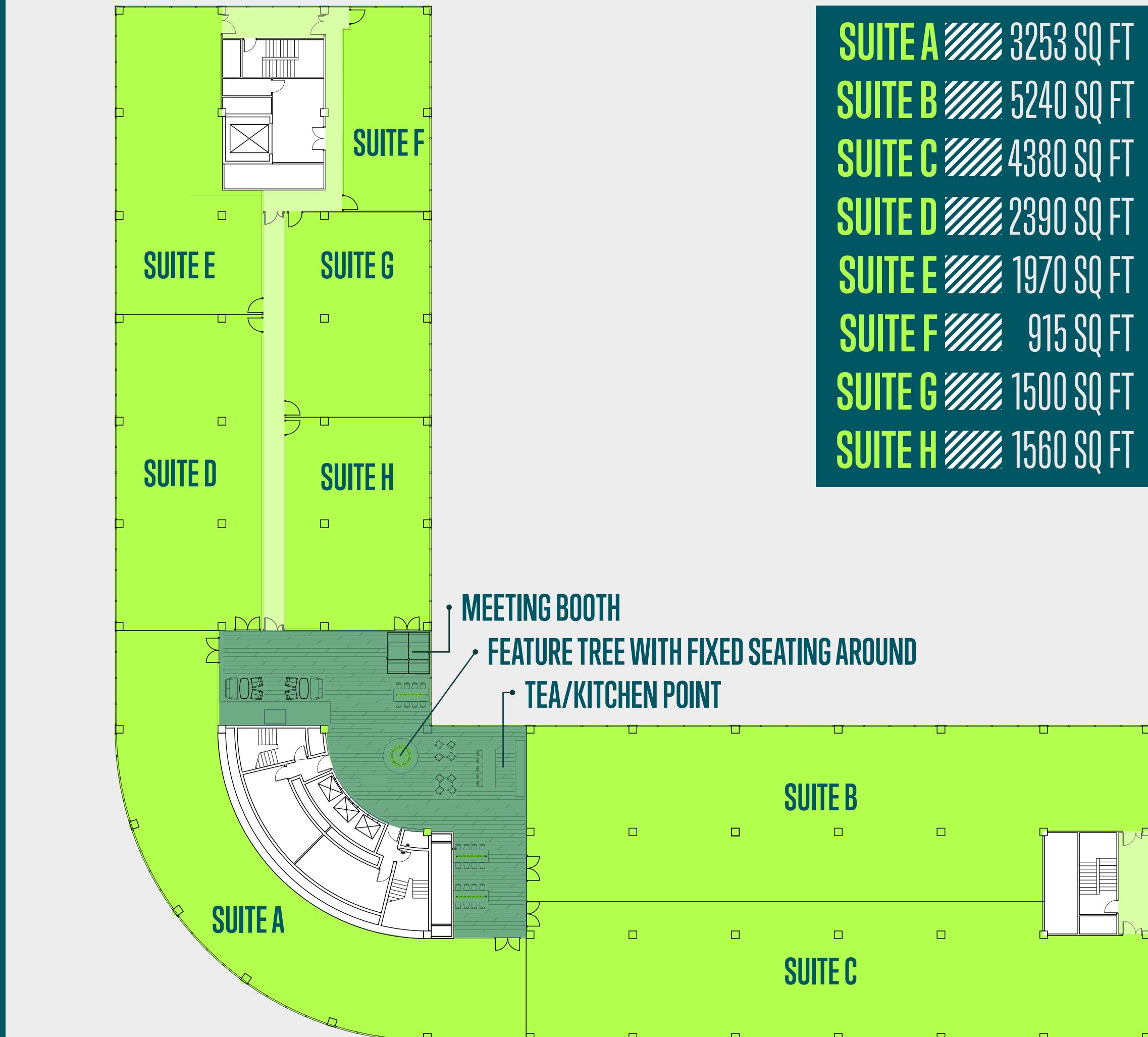


1 Newbridge Square offers a modern business infusion with contemporary, Cat A office and retail space, effectively designed with a user-centred approach. Regenerating Swindon's business district with a full focus on wellness, ESG and a future-proof vision.

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

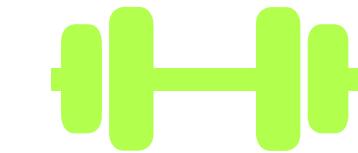


WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE
AND PLANET FIRST.



CYCLE & SCOOTER
PROVISIONS



FITNESS AND GYM
FACILITIES



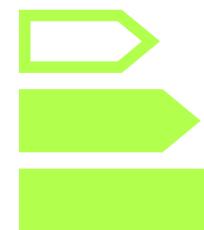
BREEAM
EXCELLENT



ENERGY EFFICIENT
VRF SYSTEM



CAR PARKING
RATIO 1:304



EPC A



BUSINESS LOUNGE
& RECEPTION



FITWELL



NET ZERO
CARBON FIT OUT



SHOWERING
FACILITIES



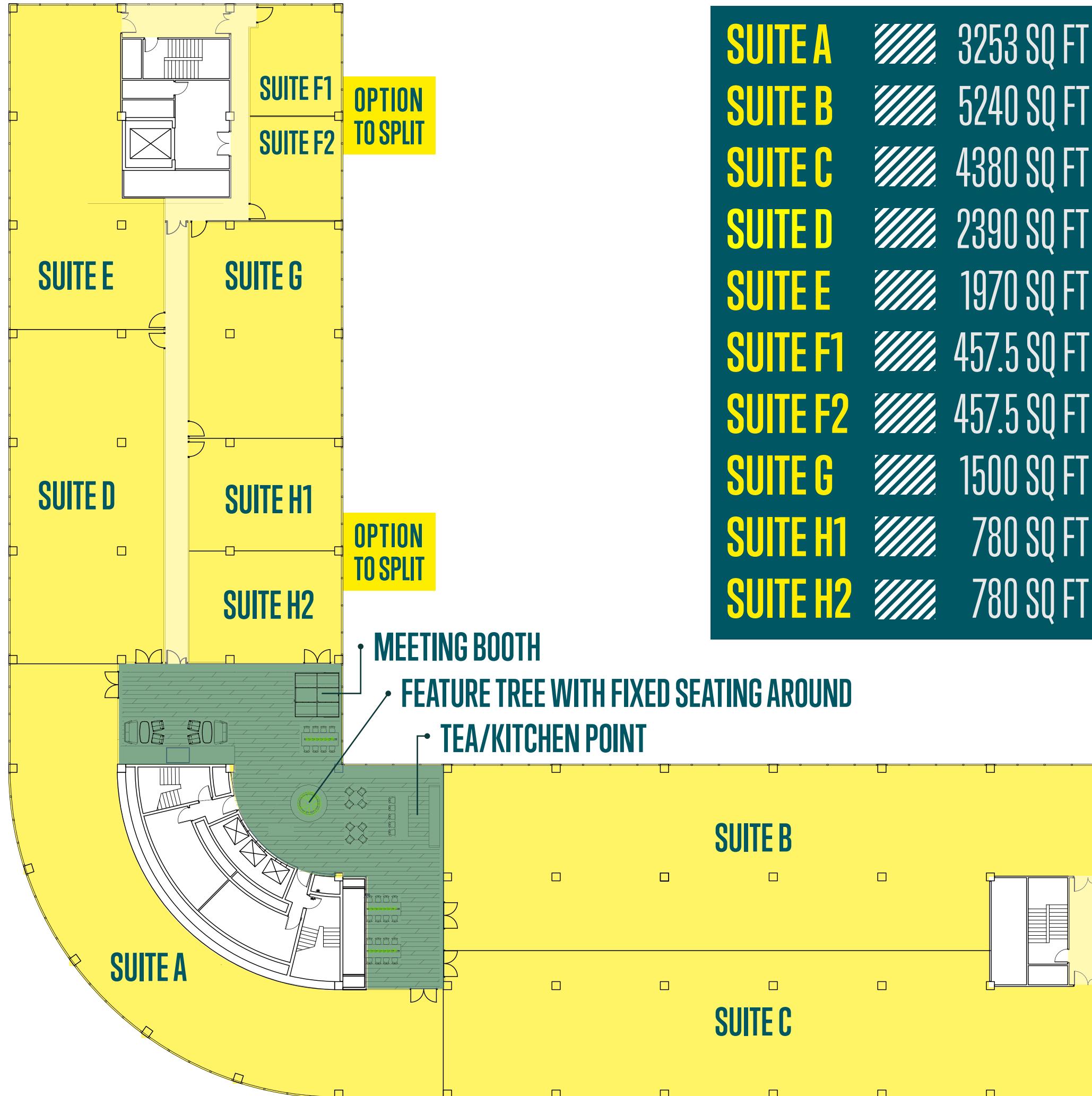
EV
CHARGING



WIRED SCORE



OPTION TWO 457.5 SQ FT - 5,240 SQ FT



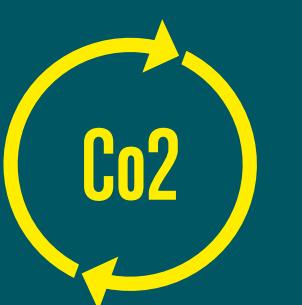
SUITE A	 3253 SQ FT
SUITE B	 5240 SQ FT
SUITE C	 4380 SQ FT
SUITE D	 2390 SQ FT
SUITE E	 1970 SQ FT
SUITE F1	 457.5 SQ FT
SUITE F2	 457.5 SQ FT
SUITE G	 1500 SQ FT
SUITE H1	 780 SQ FT
SUITE H2	 780 SQ FT



CREDENTIALS



BREEAM
EXCELLENT



NET ZERO CARBON
FIT OUT



DELIVERING
CAT-A & B FIT OUT



EPC A RATING

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



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