

Focal Point, 27-35 Fleet Street Swindon, Wiltshire SN1 1RG

lot 37

Freehold Office Building with Potential

- 3,180.06 sq m (34,230 sq ft) office accommodation
- Future development potential (subject to consents)
- Town centre location close to Railway Station and prime retailing area
- On-site car parking

Vacant Possession



On behalf of
a Major Fund

Location

Miles: 33 miles north-east of Bath
40 miles east of Bristol

Roads: A419, A420, M4 (Junction 16)

Rail: Swindon (Wilts); approximately 1 hour to
London Paddington, 45 mins to Bristol Temple Meads

Air: Bristol Airport

Situation

The property is situated within Swindon town centre on the northern side of Fleet Street at its junction with Fleming Way and Henry Street. The property is located between the main retailing area and Swindon railway station, which provides a direct rail link to London Paddington with a journey time of approximately one hour.

Description

The property comprises an office building over ground to fourth floors and benefits from a ground floor reception area, two 10-person passenger lifts, raised floors, suspended ceilings, comfort cooling, male and female WCs on each floor and on-site parking for approximately 20 cars. Additionally there is an electricity substation on site.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson.
Tel: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Reception/Office/Ancillary	430.06 sq m	(4,630 sq ft)	VACANT POSSESSION
First	Office	687.50 sq m	(7,400 sq ft)	
Second	Office	687.50 sq m	(7,400 sq ft)	
Third	Office	687.50 sq m	(7,400 sq ft)	
Fourth	Office	687.50 sq m	(7,400 sq ft)	
Totals		3,180.06 sq m	(34,230 sq ft)	

For further details please contact:

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Associate Auctioneers:

Loveday

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Old Town, Swindon SN3 1QT.
Tel: +44 (0)1793 438939.
Email: bradley@loveday.uk.com
Ref: Bradley Forbes.



Buyer's Legal Report Service

Dentons UKMEA LLP

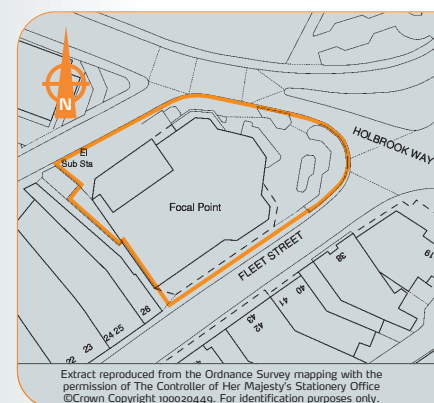
Contact: Greg Rigby.
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Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

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