



SWAN HOUSE

21,000 sq ft (1,951 sq m)
To Let/For Sale



HIGH QUALITY HEADQUARTERS OFFICES

SITE SALE

DESIGN & BUILD

PRE-LET OPPORTUNITY

DESCRIPTION

Swan House will provide 21,000 sq ft (1,951 sq m), on three floors to construct a fantastic design & build, pre-let, or site purchase opportunity on Newbury's premier business park.

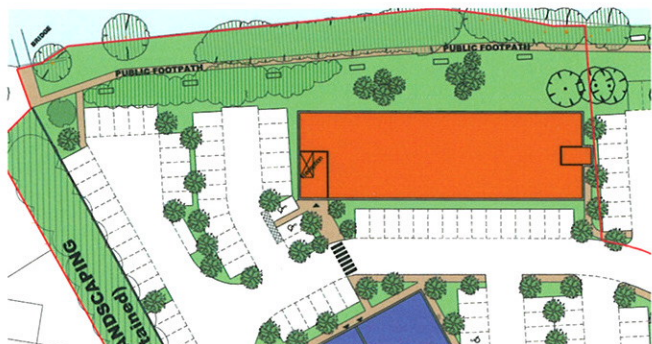
In a prime location within the park, overlooking the River Lambourn, Swan House will offer picturesque vistas whilst retaining excellent connectivity and transport links. Factor in the benefits of stylish and energy efficient contemporary architecture, and you have everything you need for the ideal headquarters building.

Designed to a high specification with sustainability to the fore, you have the scope to tailor the finer details to your exact requirements, creating an individual space which supports and improves the running of your business. Set in well-maintained grounds, with 24 hour access and security; there is a service charge for site and park maintenance to ensure the best level of working environment for you.

TYPICAL SPECIFICATION

- 3 pipe fan coil air conditioning
- 2.6m finished floor to ceiling
- Fully accessible raised floors (150mm)
- Sustainability – build to your BREEAM requirements
- Bicycle storage
- Shower facilities
- Excellent car parking

www.riverreachnewbury.com



Misrepresentation Act 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. Finance Act 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Services: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. All area measurements are approximate. Designed by www.tlgd.co.uk October 2013