

**FRANKLAND HOUSE**  
BLAGROVE SWINDON SN5 8YF

Modern self-contained office  
premises in a landscaped setting  
**6,604 sq.ft. (613.5 sq.m.)**



## LOCATION

Swindon is home to many international and national companies including Nationwide Building Society, Alcatel Lucent, RWE, Intel, Honda, BMW and Zurich. The Town is strategically positioned between Junctions 15 and 16 of the M4 with Junction 16 being less than one mile from Frankland House.

Swindon Town Centre is approximately 3 miles to the south east and Swindon's mainline railway station provides a journey time to London Paddington of under one hour and Bristol Parkway or Temple Meads from 30 minutes.

The Blagrove employment area is occupied by companies including Catalent, Cendant, MAN, Microlights, WRC and car dealership showrooms for Ferrari, Maserati and Volkswagen

There are two hotels (Hilton and Holiday Inn Express) within one mile and close to Junction 16 together with a parade of retail opportunities including a drive through Costa, a Londis convenience store, Subway and Greggs.



## DESCRIPTION

Frankland House is an attractive self contained building located at the end of Frankland Road set in large grounds providing plentiful car parking.

The open plan offices have plentiful natural light with windows on three elevations. They are air conditioned and have suspended ceilings incorporating recessed lighting and new carpets throughout. The wc facilities have recently been refurbished.

In addition to the office suite(s), a large meeting room with audio visual equipment and several small meeting rooms are available for the use of the building's occupiers. Tenants are also able to make use of the on site restaurant facilities (opening hours 7.30am – 3.00pm) and the mail/print room.

Plentiful car parking is available on site as is the ability to have external container storage if required.

## ACCOMMODATION

There is a range of accommodation within Frankland House ranging from approximately 2,000 - 6,604 sq.ft. (185.8 - 613.5 sq.m.)



## TERMS

Competitive packages to include flexible terms, affordable rents and additional services are available to occupiers.

Further information is available from the sole letting agents.

## SERVICE CHARGE

A service charge arrangement will be levied to cover the costs of:

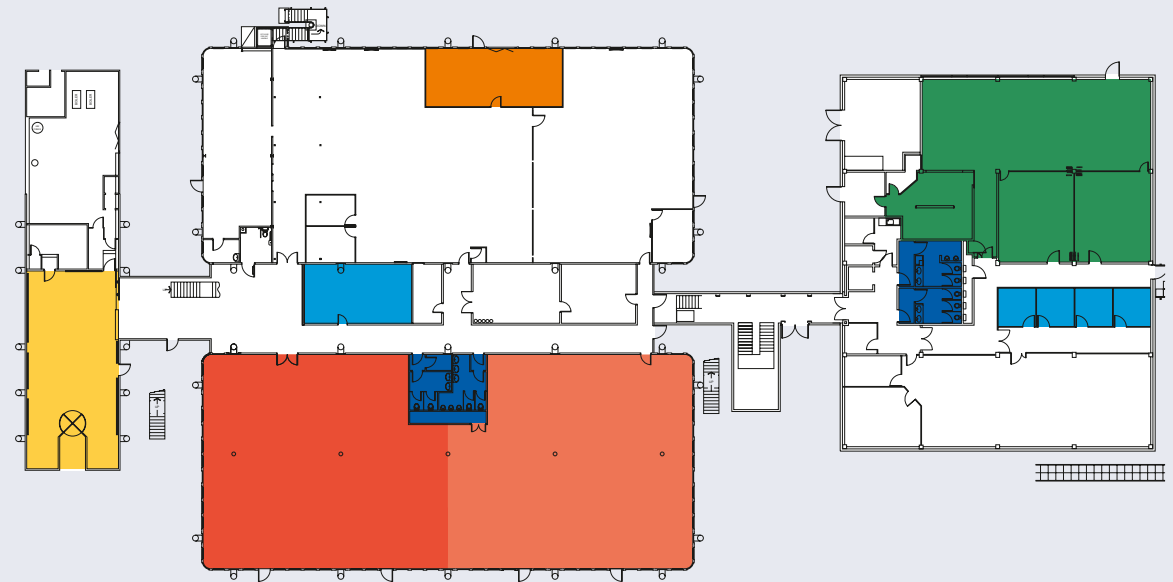
- Security (6am-9pm)
- Manned reception during business hours
- Heating, lighting, and water
- Cleaning and maintenance of all common parts
- External maintenance of the building, car park and grounds
- Additional services by agreement

## LEGAL COSTS

Each party to bear its own legal costs in any transaction.

## VAT

VAT will be added to the rent and service charge.



Yellow Reception Red Suites (which can be split) Blue WC's Blue Meeting Rooms Orange Print/Mail Room Green Café/Restaurant

## ENERGY PERFORMANCE CERTIFICATE

The suites have an EPC rating of E (112). The Certificate is available for inspection.

## ASBESTOS

An Asbestos Register has been prepared and is available for inspection.

## VIEWING

**alder king**

PROPERTY CONSULTANTS

**01793 615477**  
**www.alderking.com**

Viewing and further information is strictly by prior appointment through the sole agent.

**James Gregory**  
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Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. AK/Hollister 1383 08/14.

