

To let

Space for business

MODERN OFFICE ACCOMMODATION WITH DEDICATED PARKING
ESTABLISHED BUSINESS LOCATION

4,816 sq ft (447 sq m)

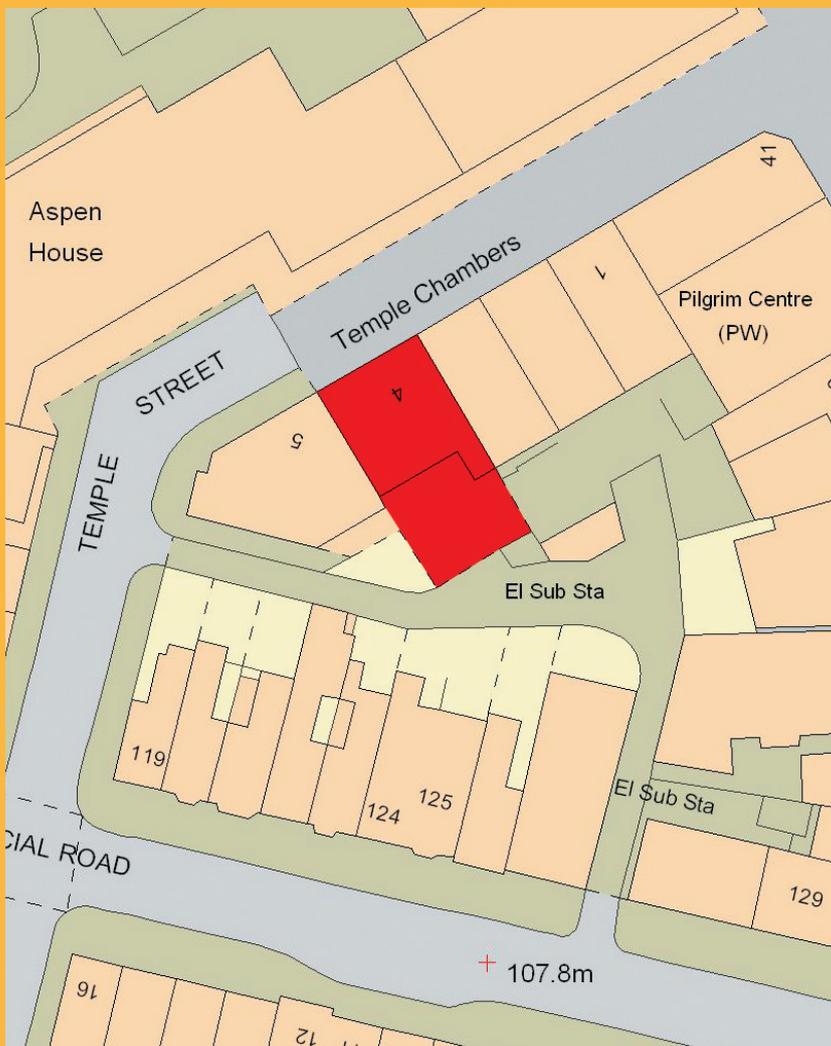


4 Temple Chambers

Temple Street, Swindon
SN1 1SQ

 **020 8986 7221**
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

4 Temple Chambers is arranged over three floors and benefits from its own front door off Temple Street. Internally, the accommodation is presented in good order and benefits from carpeting throughout, suspended ceilings, category II lighting and a kitchenette. Each floor also has a WC with a disabled WC on the ground floor.

Location

4 Temple Chambers is in an established town centre location of Swindon, almost equidistant of junctions 15 and 16 of the M4 Motorway, providing direct access to London and Bristol. Fronting a pedestrianised section of Temple Street the property is easily accessible from both Regent Circus and Commercial Road.

Unit Size

	Sq ft	Sq m
Ground floor offices	940	87
First floor offices	1,913	178
Second floor offices	1,963	182
Total	4,816	477

Features

- City centre location
- Three floor, self contained office building
- 3 parking spaces
- WC located on each floor.

Local services

Temple Chambers faces the pedestrianised part of Temple Street and leads straight to Regent Street with its shops, bars and restaurants. Swindon main line station with its excellent rail links including a high speed rail link providing regular services to London Paddington is approximately 1 kilometre away.

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2011.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



High value, low cost, flexible business space to let throughout the UK