

# cherry orchard east

KEMBREY PARK ■ SWINDON ■ SN2 8UQ



## High Quality Office Accommodation To Let Suites from 4,000 sq ft to 30,000 sq ft

- Newly Refurbished
- High-profile Security Presence
- Good Access to M4
- Outstanding Landscaping
- Range of On-Site Amenities
- Close to Swindon Town Centre
- Generous Car Parking

# SWINDON

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**CHERRY ORCHARD** is located within Kembrey Park, one of Swindon's most established and prestigious business parks providing a range of high quality office, warehouse and light industrial accommodation. Cherry Orchard adopts a refreshingly flexible and realistic approach to your requirements. The recently refurbished suites offer high quality business space which can be specifically tailored to meet every need including options for future expansion.

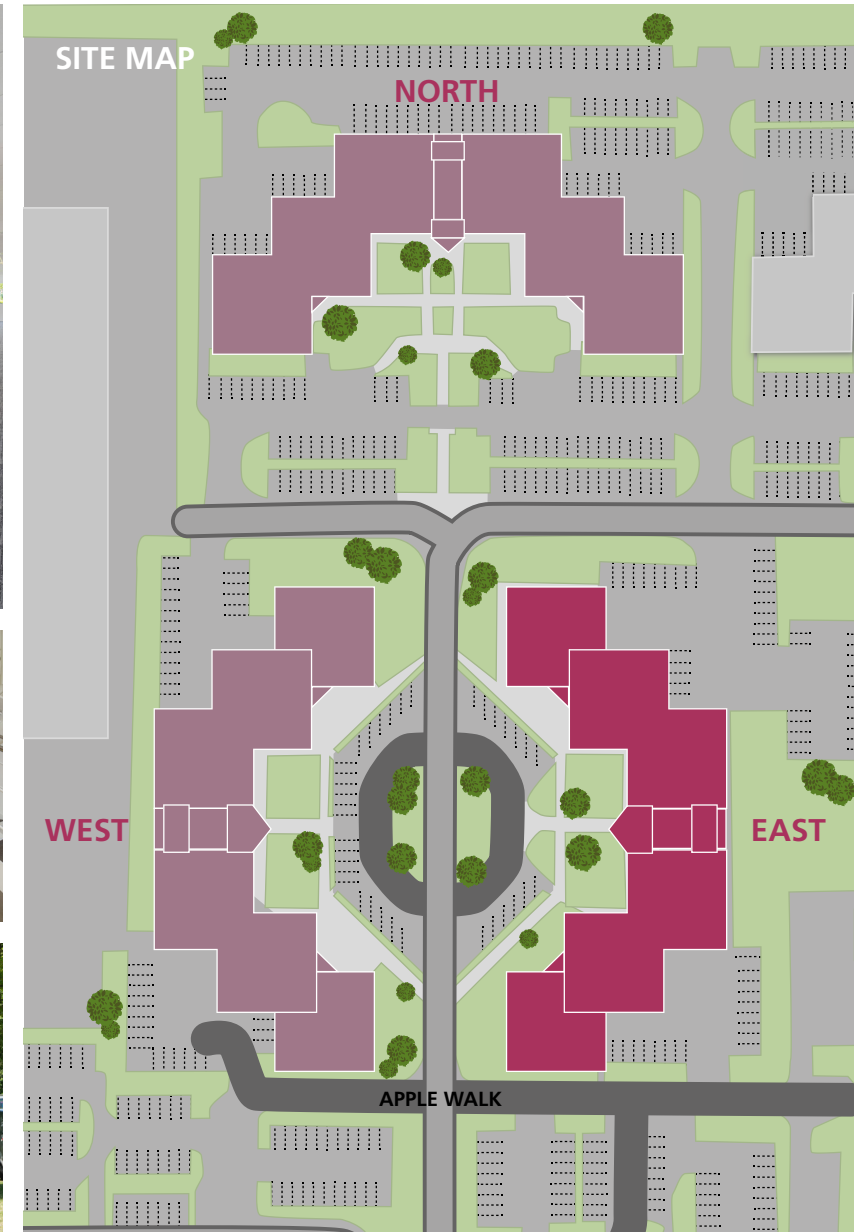
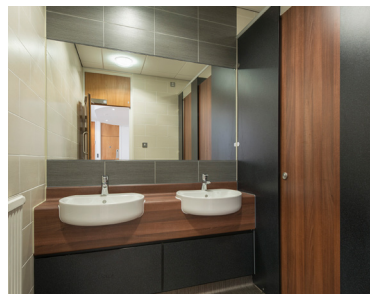
# SWINDON

## FEATURES

- Easy access to the M4 (J15 & J16)
- Highly competitive flexible terms
- On site management team
- 24 hour on site manned security with CCTV
- Coffee Shop
- Childcare nursery
- Health and fitness club nearby
- Premier inn
- Brewers Fayre
- Outstanding landscaping

## SPECIFICATION

- Parking ratio of 1:275 sq ft
- Additional parking available under license
- New VRF air conditioning
- New energy efficient LED lighting
- Flexible open plan accommodation, on ground or first floor



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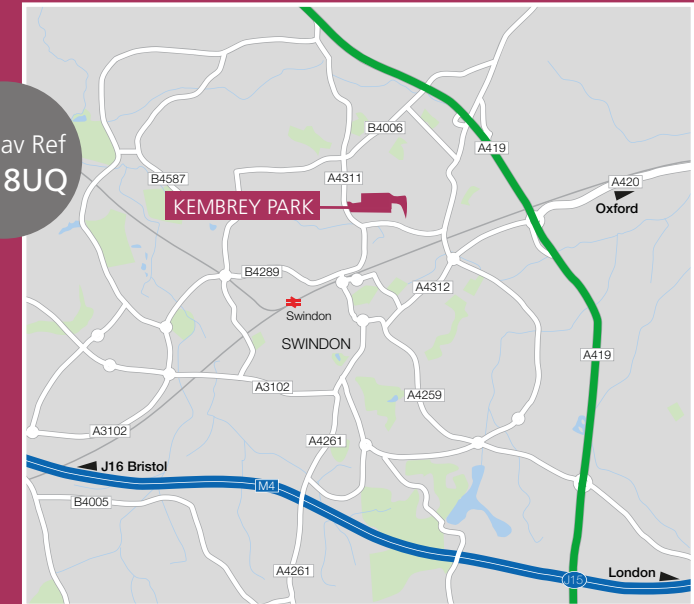
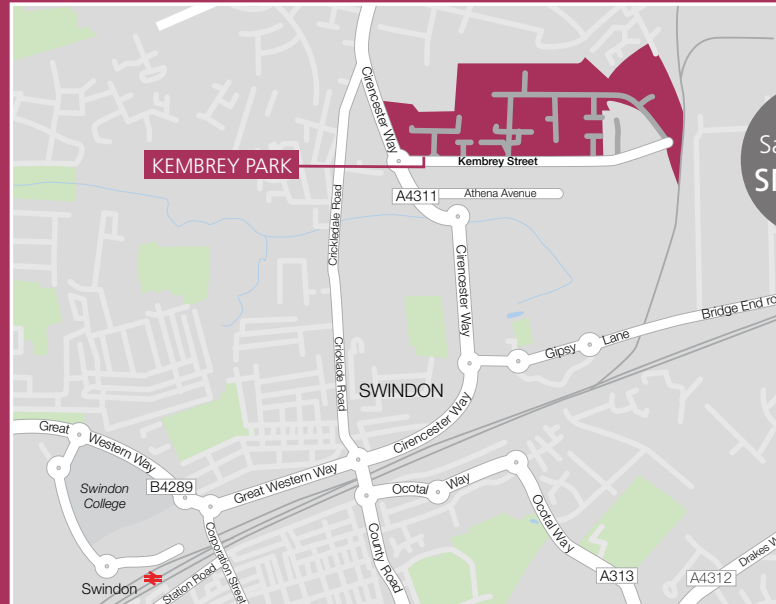
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## COMMUNICATIONS

BY CAR	DISTANCE
Reading	40 miles
Bristol	41 miles
Heathrow	68 miles
Birmingham	80 miles
London	81 miles

BY TRAIN	TIME
Reading	30 mins
Bristol	45 mins
London	1 hr 00 mins
Heathrow	1 hr 30 mins
Birmingham	1 hr 50 mins



## LOCATION

As a regional centre for high technology industries and home to a number of major office occupiers across various sectors, Swindon is ideally situated, providing a multi-skilled workforce. Strategically situated close to the town centre with its Intercity station and excellent road connections, Kembrey Park is the natural choice for companies keen to flourish.

## FURTHER INFORMATION

For further information, plans and specifications or to arrange a viewing please contact our sole joint agents.

## TERMS

Further information on the quoting rent and terms is available on application.



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