



commercial property consultants

**TO LET**

**PART FIRST FLOOR, PEGASUS HOUSE, FRANKLAND RD,  
JUNCTION 16 M4, SWINDON, SN5 8YY**



973 M<sup>2</sup> (10,473 FT<sup>2</sup>)  
QUALITY OFFICES  
AIR CONDITIONED  
EXCELLENT ONSITE PARKING

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## LOCATION

Swindon is strategically located on Junctions 15 and 16 of the M4 motorway, providing direct access to London and Bristol, and the A419 providing access to the M5 motorway to the north.

Swindon is an important provincial centre attracting many national and international companies including Nationwide Building Society, Alcatel Lucent, RWE, BP, Motorola and Intel.

## DESCRIPTION

Pegasus House comprises a striking three storey office building developed to a high specification. The accommodation in question provides the following amenities:-

- Full height glazed reception
- Landscaped courtyard
- Air conditioned throughout
- Excellent on site parking
- Raised access floors
- 2 passenger lifts
- Toilet facilities

## ACCOMODATION

All measurements are approximate and given on a net internal basis, in accordance with the RICS Code of Measuring Practice:

**PART FIRST FLOOR      973 m<sup>2</sup> (10,473 ft<sup>2</sup>)**

Further sub division will also be considered.

## DISPOSAL TERMS

The property is available by way of a new lease agreement direct with the Landlord.

## QUOTING TERMS

For further information please contact the agents.

## BUSINESS RATES

The tenant will be responsible for the business rates. Further information is available from the agents.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## FOR FURTHER INFORMATION

Please contact:

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IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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