



**Operations Building
Science and Innovation Park
Red Barn Lane
Wroughton
SN4 9LT**

3,000 Sq Ft (278.71 Sq m)

- **Excellent access to M4 & Swindon.**
- **24/7 site security.**
- **Flexible Terms Available.**

LOCATION

The Science and Innovation Park is accessed from the A4361 approximately four miles from The M4 and 2.5 miles from Swindon.

DESCRIPTION

The Science and Innovation Park in Wiltshire is a 545-acre former airfield and part of the [Science Museum Group](#). The Park offers ready to use office space, open and covered storage, as well as the ability to accommodate research and development projects at any scale.

Highly accessible, located 5 miles south of Swindon, close to the M4 and Swindon railway station, the Park is a secure, private facility with round-the-clock on-site security and consistent support through a dedicated site liaison team.

The site comprises giant hangars, smaller office buildings, large open fields, woodlands, and disused runways. There is up to 3000sqft of ready to use office space with free parking, generous three phase power and private welfare facilities.

RENT

Rent/prices dependant on requirements and advised on application.

ACCOMMODATION

	Sq M	Sq Ft
	278.71	3,000
Total	278.71	3,000

TENURE

Occupational leases can be granted on a short- or long-term basis on flexible terms to be agreed.

PLANNING

Subject to use, planning consents maybe required.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

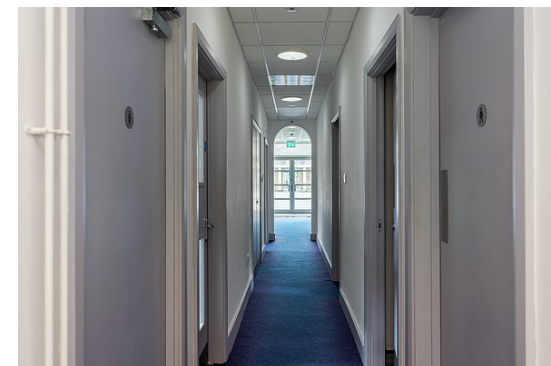
Each party is responsible for the payment of their own legal costs.

VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.

EPC

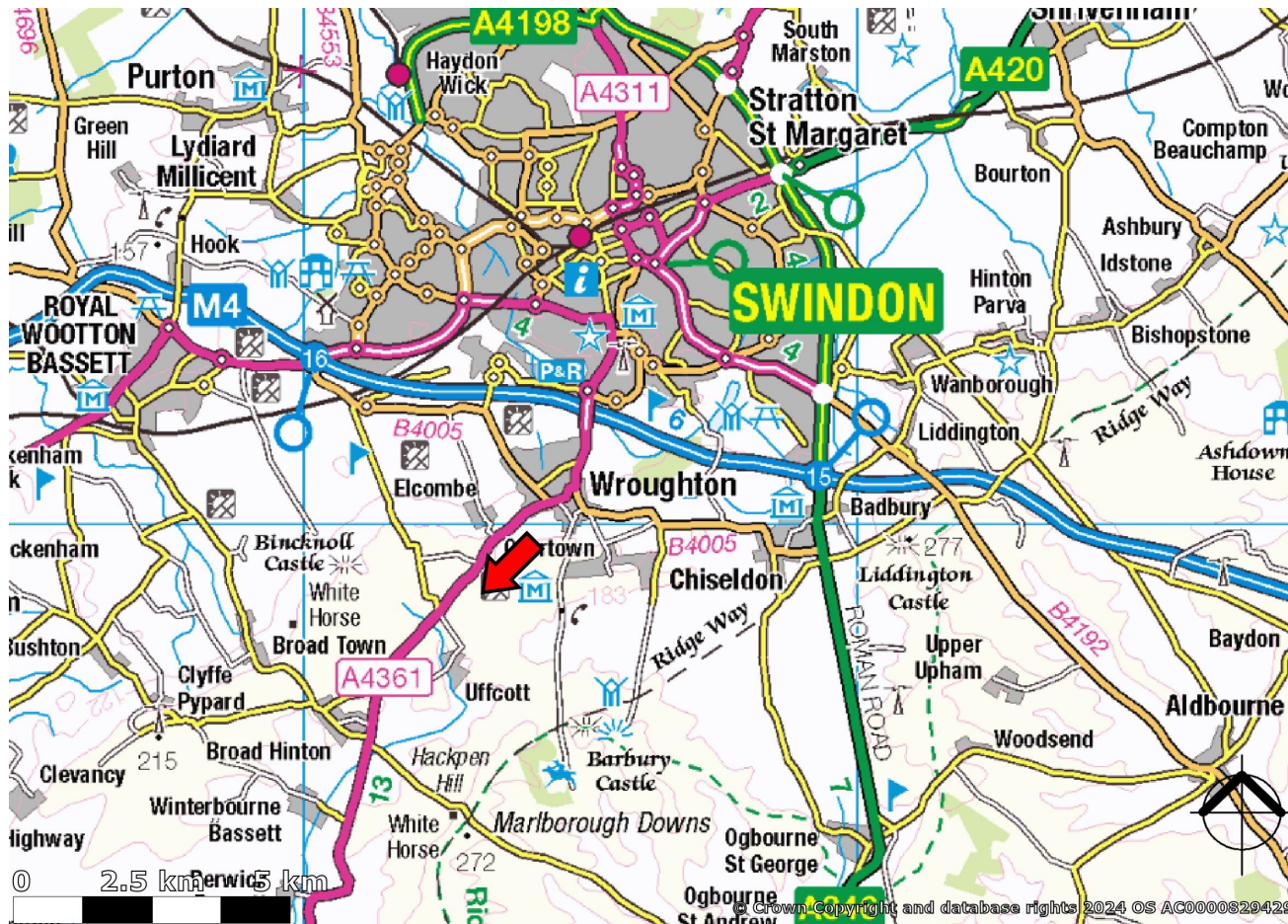
An EPC has been commissioned.



SUBJECT TO CONTRACT



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FOR IDENTIFICATION PURPOSES ONLY

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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