

1 NEWBRIDGE SQUARE, SWINDON, SN1 1BY

A WORK-LIFE CHANGING EXPERIENCE



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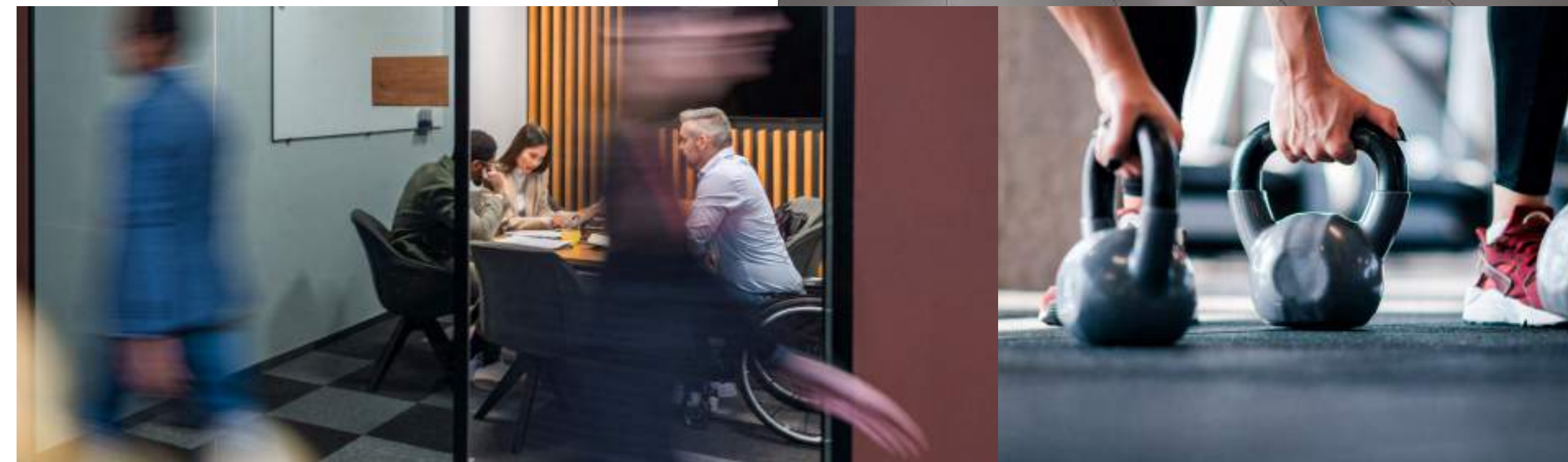
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1 NEWBRIDGE SQUARE, SWINDON, SN1 1BY

INTRODUCTION

1 Newbridge Square offers a modern business infusion with contemporary, Cat A office and retail space, effectively designed with a user-centred approach. Regenerating Swindon's business district with a full focus on wellness, ESG and a future-proof vision.

We envisage a customer-orientated experience from the moment you walk through the door. Be pleasantly greeted at the concierge desk with an array of services available to enhance your business and your well-being throughout the day. Using recycled materials, we enhance our sustainability practices through green walls, planters, music curators and relaxing scent diffusers.





EXPERIENCE WORK

THIS WAY

WORK-LIFE COMMUNITY

Join in an engaging community of like-minded professionals and businesses within a people focused environment. Reap the benefits of networking throughout the year with onsite collaboration opportunities, presenting the likelihood of generating valuable business connections and rapport.

Bringing together a favourable mix of retail and office departments, working life at 1 Newbridge square further promotes business productivity and individual work-life balance.



ANYTHING BUT SQUARE

A FIRST FOR SWINDON

1 Newbridge Square is different. A workspace experience never seen before in Swindon where every touchpoint has been considered, moulded around the customer's wants and needs. It's a building that is not just moving with the trends it's leading them.





WHERE BUSINESS MEETS LEISURE

A POSITIVE WORKING ENVIRONMENT

Designed with wellbeing prioritised, we present a balanced, comforting, and serene ambience from the reception area, right through to your desk.

Scattering a handful of casual and informal breakout spaces, employees can take a breather and relax in dedicated community spaces within the building. Offering an inspiring range of wellness functions such as yoga and group therapy sessions, we aim to establish a healthy, resilient, and positive working environment where people will feel energised and rejuvenated throughout their workday. Promoting a regenerative, user-enhanced design, 1 Newbridge Square is built for the people, the business and the future.



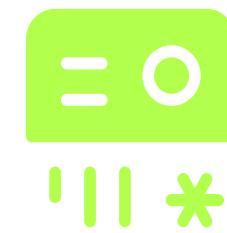


WHERE WELLNESS WORKS

FACILITIES FOCUSED ON PEOPLE
AND PLANET FIRST.



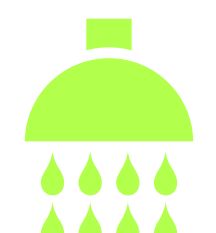
CYCLE & SCOOTER
PROVISIONS



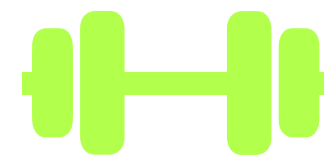
ENERGY EFFICIENT
VRF SYSTEM



BUSINESS LOUNGE
& RECEPTION



SHOWERING
FACILITIES



FITNESS AND GYM
FACILITIES



CAR PARKING
RATIO 1:552



FITWELL



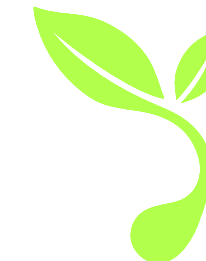
EV
CHARGING



BREEAM
EXCELLENT TARGET



EPC A
TARGET



TARGETED NET
ZERO CARBON



WIRED SCORE



IN THE HEART OF THE ACTION

THE PERFECT DESTINATION

Swindon's unparalleled connectivity to London and the South of England is a key attraction for businesses and individuals. Live, work and play in the heart of Swindon Town.

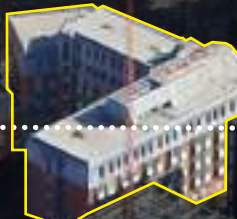


UK Space Agency
UK Research and
Innovation



Swindon Train Station
4 min. walk

Prepay
Solutions



BCS
Aecom
RWK Goodman



Swindon Bus Station
2 min. walk

Zurich



Network Rail



Train Station Car Park
375 spaces // 5 min. walk



Whalebridge Multi Storey
840 spaces // 7 min. walk



Fleming Way Car Park
654 spaces // 4 min. walk



The Parade
6 min. walk

A DESTINATION

TRAVEL TIMES

LOCATION	RAIL	ROAD
London Paddington	50 mins	1 hr 35 mins
Reading	27 mins	55 mins
Bath	29 mins	42 mins
Bristol Temple Meads	40 mins	45 mins
Oxford	50 mins	36 mins
Heathrow	1 hr 20 mins	1 hr 6 mins
Gloucester	45 mins	45 mins



SPEARHEADING A LARGER MOVEMENT IN SWINDON

Swindon Council and local developers are working closely to bring forward over £1 billion of major new development projects in the town centre, comprising of a multi-purpose civic space incorporating a new museum exhibition space and a 1,200 seat arena.

There are also plans for the proposed £33m Bus Boulevard scheme developed by the Council would see Fleming Way completely transformed to include a new public open space on the north side with a green central spine to reflect the old canal that used to run along the road.



KIMMERFIELDS

A new 10 acre mixed use office and residential development in the heart of Swindon town centre.



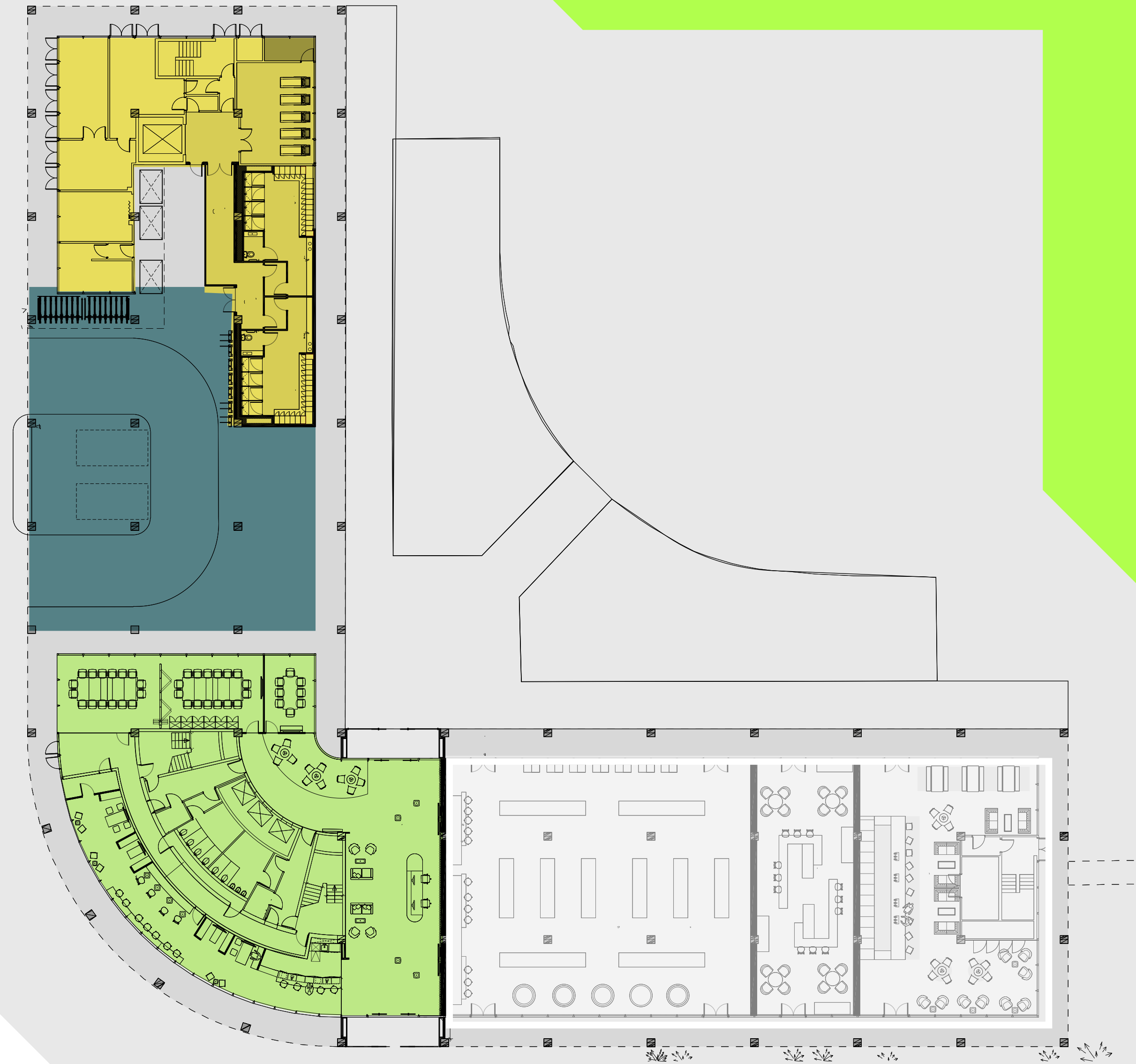
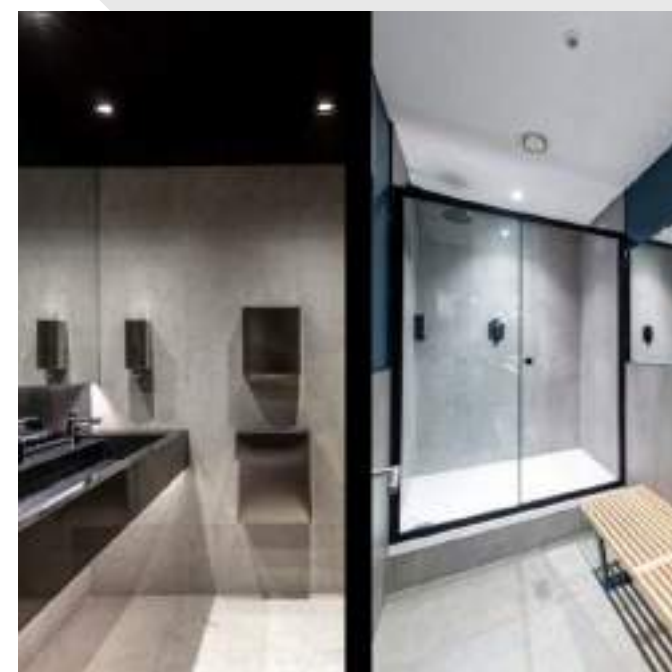


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ARCHITECT BLOCK PLAN

- A space to re-energise
- On-site fitness facilities available
- Shower amenities
- On-site vehicle parking & charging stations
- Electric scooter and bicycle zones
- Drop off and collections area
- Welcoming reception area with concierge
- Flexible meeting rooms
- Event and wellness space
- Supportive neighbouring businesses
- Variety of on-site local retailers



GROUND FLOOR PLAN

A

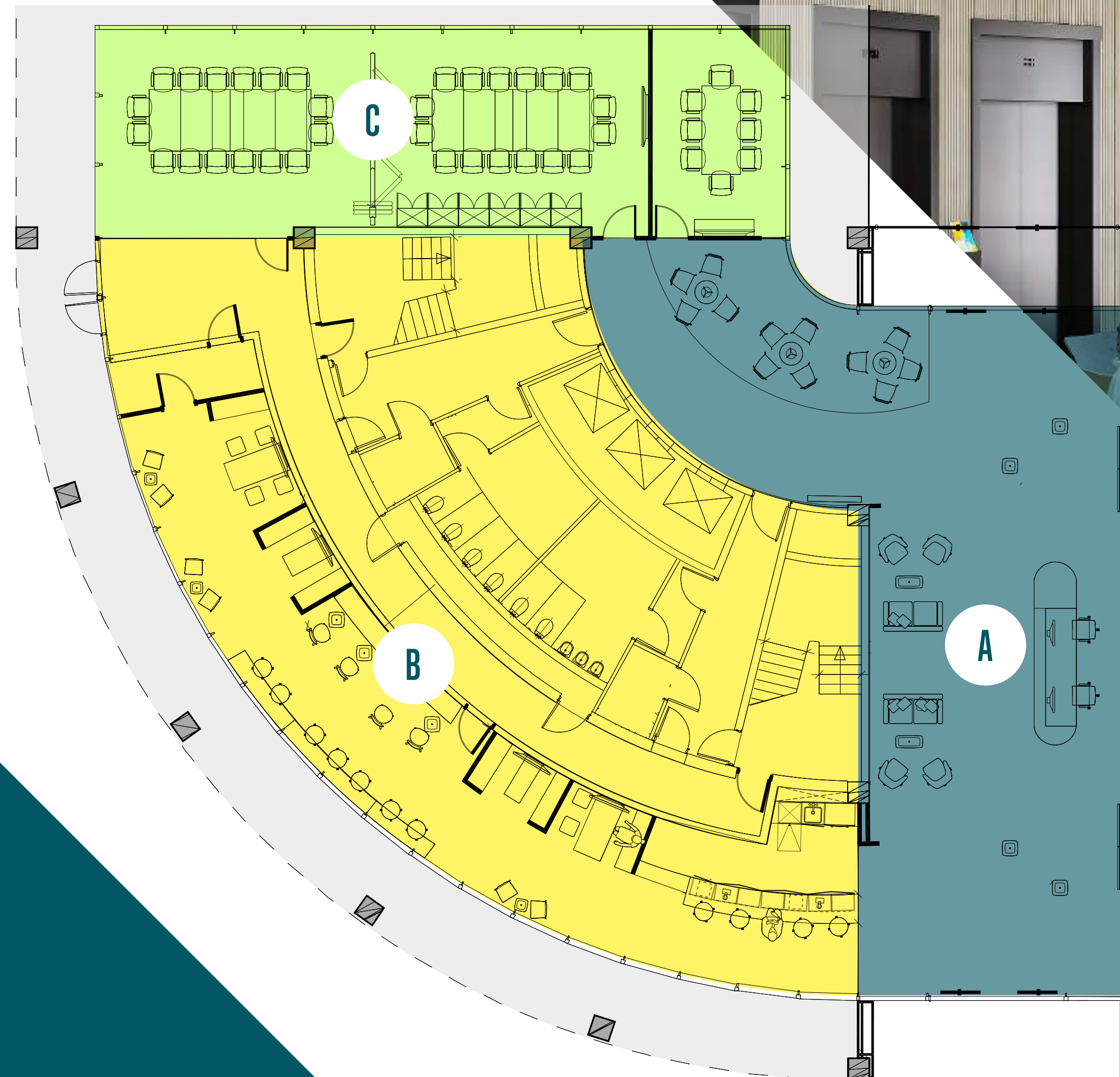
- Key transitional space
- Client focused concierge
- Media content
- Biophilic experience

B

- Open refreshments area
- Interactive spaces
- Collaboration space
- Seamlessly connected technology

C

- Meeting room suite
- Flexible for various work modes
- Versatile event space
- Direct access to media



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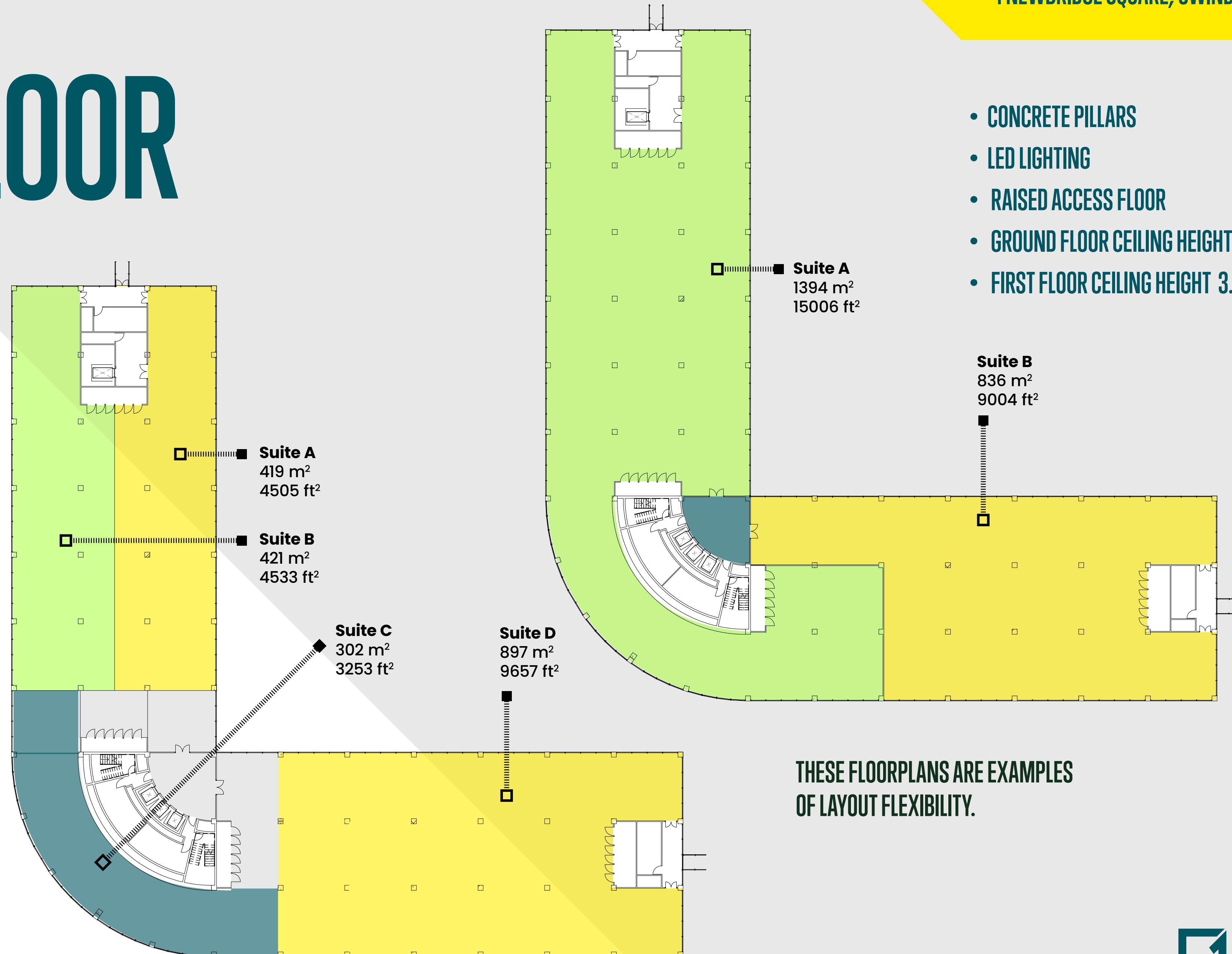
Plans not to scale. For identification purposes only.



Cot B inspiration

UPPER FLOOR PLANS

- FLEXIBLE FLOORPLATES TO SUIT ANY REQUIREMENTS
- SUITES AVAILABLE FROM 3,000 SQFT UP TO CIRCA 96,000 SQFT
- OCCUPANCY RATIO 1:8 SQM PER PERSON



- CONCRETE PILLARS
- LED LIGHTING
- RAISED ACCESS FLOOR
- GROUND FLOOR CEILING HEIGHT 4.23M
- FIRST FLOOR CEILING HEIGHT 3.12M

THESE FLOORPLANS ARE EXAMPLES OF LAYOUT FLEXIBILITY.

Plans not to scale. For identification purposes only.

JOURNEY TO NET ZERO CARBON

A VISION

We envisage a climate-positive environment through delivering a whole life carbon approach. With a future proof building combined a solid eco-strategy 1 Newbridge Square provides a healthy, sustainable, and productive business setting.

On our journey to zero net carbon, we implement an environmental management system which minimises onsite energy usage.

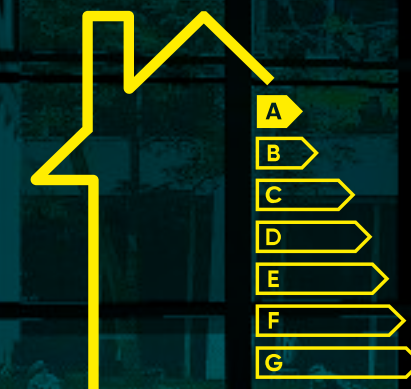
We specify materials and products which have a low-carbon impact to ensure we stay on track towards NZC goals and EUI targets.



TARGETING
BREEAM EXCELLENT



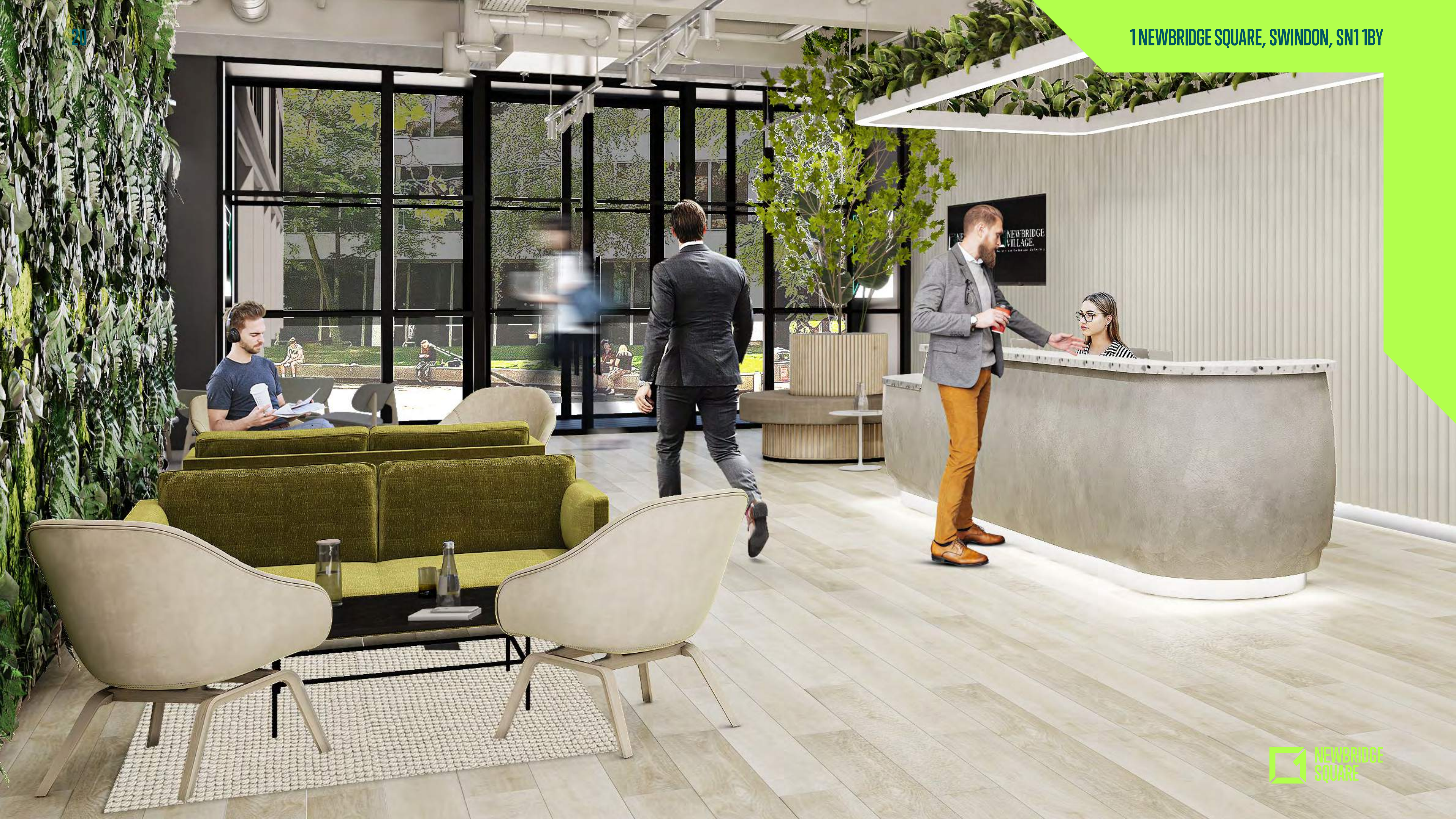
TARGETING
NET ZERO CARBON



TARGETING
EPC A RATING



DELIVERING
CAT-A & B FIT OUT



1 NEWBRIDGE SQUARE, SWINDON, SN1 1BY

TALK TO US



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Crafted by cab Property.

