

TO LET - OFFICE

Papermakers House

Part Ground Floor (north), Rivenhall Road, Swindon, SN5 7BD



Key Highlights

- 3,000 sq ft
- 1.5 miles from Junction 16
- 8 car parking spaces
- Adjacent to West Swindon District Retail Centre and Shaw Ridge Leisure Park
- LED lighting

01793 423344
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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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Description

Papermakers House is a highly specified two storey modern office building set within a mature landscaped environment.

The accommodation benefits from LED lighting and kitchenette.

There are 8 allocated car parking spaces available.

Location

Swindon is a major commercial centre close to Junction 15 and 16 of the M4 motorway. The town centre rail station offers a direct high speed link to London Paddington with a journey time of approximately 50 minutes.

Papermakers House is a modern well specified office in a prominent location adjacent to West Swindon District Shopping Centre which is anchored by Asda, the Shaw Ridge Leisure Park, with occupiers including Cineworld, Ten Pin and a De Vere Hotel. The Link Leisure Centre is also nearby. The property is accessed via Whitehill Way or Tewkesbury Way, Corton Crescent and Rivenhall Road and is situated close to the Great Western Way dual carriageway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Part	3,000	278.71
Total	3,000	278.71

Viewings

Strictly by appointment with the agents.

Terms

The property is available by way of a new effectively FRI lease via service charge for a term of years to be agreed at a quoting rent of £17 psf pax.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Business Rates

Please contact the agent for further information.

Service Charge

A service charge is payable to cover the upkeep of the common parts.

EPC

A copy of the EPC is available on request. The property has an energy performance rating of C 75.



Contact

Bradley Forbes

01793 438939

07786 554245

bradley@loveday.uk.com

Miles Cross MRICS CIWFM (Whitmarsh Lockhart)

01793 544840

07464 547919

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