Whitmarsh Lockhart

TO LET



North Part First Floor, Papermakers House, 1 Rivenhall Way

Swindon, SN5 7BD

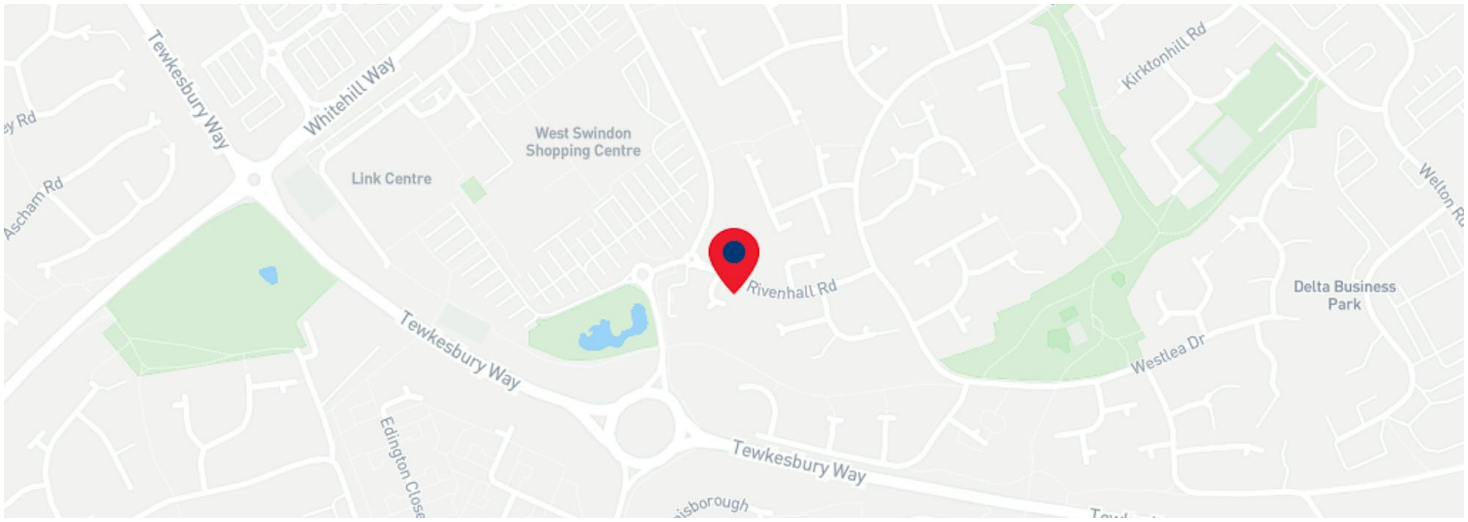
WELL-SPECIFIED OFFICE IN A PROMINENT LOCATION ADJACENT TO WEST SWINDON DISTRICT CENTRE

2,758 sq ft

(256.23 sq m)

- FITTED OUT FIRST FLOOR OFFICE
- ADJACENT TO WEST SWINDON DISTRICT RETAIL CENTRE AND SHAW RIDGE LEISURE PARK
- GOOD QUALITY ACCOMMODATION
- 1.5 MILES FROM JN.16 M4
- 7 ALLOCATED CAR PARKING SPACES

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Summary

Available Size	2,758 sq ft / 256.23 sq m
Rent	£18.50 per sq ft
Rateable Value	£30,750
Rates Payable	£13,284 per annum
EPC	C (75)

Location

Swindon is the principal commercial centre in Wiltshire with a population of approximately 180,000. The Borough continues to expand and has been identified as the major growth centre for this region.

The town holds an excellent position on the M4 motorway and is served by both Junctions 15 and 16. There is an intercity rail service to London Paddington with a journey time of approximately 1 hour.

Papermakers House is a modern well-specified office in a prominent location adjacent to West Swindon District Shopping Centre, which is anchored by Asda, along with 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 and approximately 1.5 miles from Junction 16 of the M4.

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Description

Papermakers House is a highly specified 2 storey modern office building set in a mature landscaped environment with good quality accommodation and benefitting from LED lighting and a kitchenette.

There are 7 allocated car parking spaces available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Part First Floor	2,758	256.23
Total	**2,758**	**256.23**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.

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