TO LET - OFFICE

Papermakers House

Part First Floor (North), Rivenhall Road, Swindon, SN5 7BD



Key Highlights

- 2,758 sq ft
- Adjacent to West Swindon District Retail Centre and Shaw Ridge Leisure Park
- Air Conditioned
- 1.5 miles from Junction 16 of the M4
- 7 car parking spaces
- Modern Specification
- Dedicated meeting rooms





Description

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

The accommodation benefits from air conditioning, LED lighting, full height glazed partitioning forming 2 no. meeting rooms along with lab/R&D space and a kitchen/staff breakout area.

There are 7 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 Village 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, measured on a net internal basis (NIA) in accordance with the RICS Code of Measuring Practice:-

Name	sq ft	sq m
1st - Part (north)	2,758	256.23
Total	**2,758**	**256.23**

Viewings
Strictly by prior appointment with the joint sole 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 the quoting rent of £18.50 psf pa exclusive of business rates, service charge and VAT.

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

Business Rates
The property is assessed as "Offices & Premises and has a rateable value as at 1st April 2026 of £30,750.

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

Energy Performance Certificate
A new EPC has been commissioned and will be made available on request.







Contact

Bradley Forbes
01793 438939
07786 554245
bradley@loveday.uk.com

Chris Jones (Whitmarsh Lockhart)
07500 962951
chris.jones@whitmarshlockhart.com

IMPORTANT NOTICE
Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract: (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 30/09/2026





