



Retail/ Office To Let
Swindon - Papermakers House, Rivenhall Road, SN5 7BD

Modern offices with car parking.

Location

Westlea is a residential suburb to the west of Swindon. These offices are within a modern development with 3 other office tenants.

Other uses and amenities very close by include an **Asda** superstore, **Cineworld**, **Tenpin bowl**, **Pizza Hut** and **Better Gym** which also provides an ice rink and trampoline park.



Description

- A modern and attractive roadside office providing bright, well-lit ground floor offices and car parking for staff and customers as suits.

The approximate dimensions and areas are detailed below:

Description	Imperial	Metric
Ground Floor	2,382	221.3
Car Spaces	13	

Lease

There is a lease in place until 27th June 2024 with a Tenant only break at 27th June 2022.

The landlord will consider a new lease.

Rent

The passing rent is £25,450pax.

Rates

The VOA advise that the rates are:

Rateable Value	£13,750
Rates payable	£6,861

Please note that rates payable are temporarily zero as a result of Covid-19.

Legal Costs

Each are to bear their own associated legal costs

EPC

Being prepared.

Contact

Ryan Kennedy

