



**STIBBARD**  
PROPERTY



### **Uffcot 1, Elcot Park, Marlborough, SN8 2BG**

A conveniently placed workshop unit in a thriving business park on the edge of Marlborough. The unit has a concrete floor and an electricity supply. It comes to a total of 443 sq ft on the ground floor and measures 30'7" by 14'1".

The unit benefits from a large roller shutter door and personnel door.

Marlborough is a thriving market town and is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- Services: Mains water, electricity and drainage.
- Rateable value: £3,700 which qualifies for 100% small business rate relief.
- IRI lease.
- The unit has a private WC & 1 parking space.
- Service charge of £25 pcm + VAT.
- To let: **£395 + VAT pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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