



STIBBARD
PROPERTY



**2nd & 3rd Floors, 121 High Street, Marlborough,
Wiltshire, SN8 1LZ**

A charming office unit in the centre of Marlborough High Street. The property comprises two primary office rooms which benefit from a view over the High Street with a kitchen and WC to the rear and a further storage room on the floor above.

Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- Total area of 734 sq ft.
- Service charge of £120 pcm.
- Rateable value of £6,500 (which is eligible for 100% small business rate relief).
- The unit is opposite Waitrose and benefits from all the amenities of Marlborough High Street.
- Services: Mains water, electricity and drainage.
- **To let as a whole: £800 pcm + VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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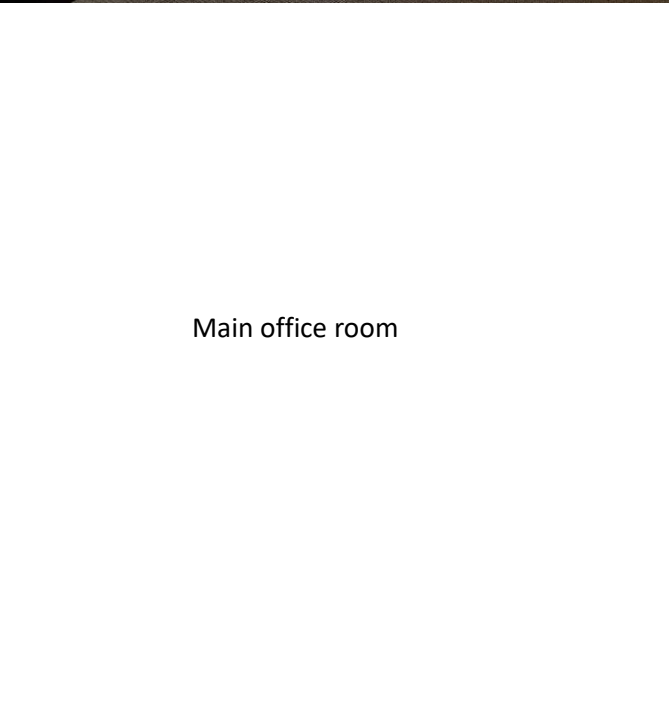




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Main office room



Main office room



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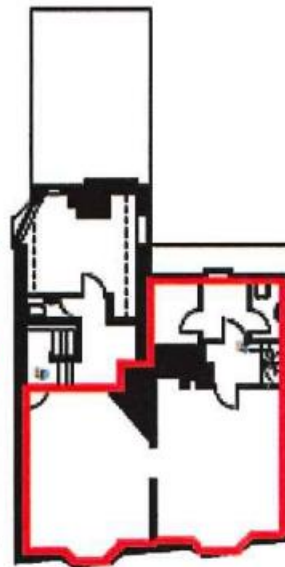


Second office room

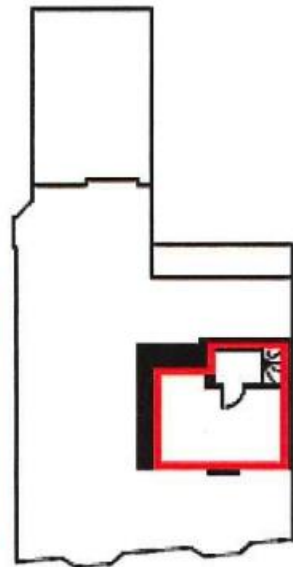
Floor areas marked in red



First Floor



Second Floor



Third Floor

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