



121/122 High Street, Marlborough,
Wiltshire, SN8 1LZ

birkmyre
property consultants

HIGH STREET OFFICES AVAILABLE IN PERIOD LISTED BUILDING

Location

Marlborough is a thriving market town lying 8 miles to the west of Hungerford and 18 miles to the west of Newbury with Swindon 11 miles to the north. These regional centres provide a wide range of services complementing those in the town. There are excellent communications with the A4 providing fast access to the M4 at Junction 15 at Swindon and junction 14 at Hungerford and the A303 lies to the south. There are train stations at Swindon, Pewsey, Great Bedwyn and Hungerford all giving fast access to London Paddington.

121/122 High Street is located on the northern side of the street and the available space comprises the upper floors of an attractive Grade II listed buildings. The offices are approached via a shared access off one of the side roads running off the High Street.

Description

The accommodation is on the second floor and comprises a well-presented office retaining many period features, including beamed ceilings and is carpeted with wall mounted electric heaters and includes a private WC.

Accommodation

Second Floor :
Office: 147 sq ft
Separate WC

Terms:

The office is available by way of a new 'effective' full repairing and insuring lease for a term to be agreed

Rental: £325 per calendar month exclusive of VAT

Service Charge: The current budget for this office is approximately £350 per annum

Insurance: The current insurance premium for this office is approximately £170 per annum plus VAT

Business Rates: Tenant to be responsible for Business Rates. We understand that the current Rateable Value is £1000 and the rates payable £499 pa but occupiers may be entitled to Small Business Rates Relief.



Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



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