



2nd Floor Offices, High Street,
Marlborough, Wiltshire SN8 1LZ

birkmyre
property consultants

ATTRACTIVE OFFICES IN A FINE PERIOD BUILDING ON MARLBOROUGH HIGH STREET

Location

121 / 122 High Street is situated on the High Street in the heart of Marlborough town centre, which boasts numerous national and specialist high quality retailers, bars and restaurants. With a population of approximately 9,000 Marlborough has seen the development of high quality town centre residential schemes, underpinning the strength of the town as a prestigious location for business, living and leisure. Communications are excellent with Junction 15 of the M4 being within 8 miles and high speed rail links nearby to London Paddington, from Pewsey, Swindon and Hungerford

Description

121 / 122 High Street, a Grade II listed building provides self contained offices on the second and third floor. Three individual offices with wall mounted heating, strip lighting and some beamed ceilings, which are complimented by the bay windows over looking the High Street.

Accommodation

Area	Sq m	Sq ft
Large room	26.10	280.90
Smaller room	25.62	275.79
Landing	4.17	44.85
Kitchen	2.15	23.18
WC	1.12	12.03
Upper room	9.00	96.92
Total	68.16	733.66

Services: Mains water, electricity and drainage

Terms: To be agreed.

Rent: £9600 pa plus VAT

Service Charge: £1200 pa plus VAT

Rateable value: £6,500 pa (Eligible for 100% small business rate relief)

VAT: The property is elected for VAT

Wifi: Ave speed 61Mbs (moneysupermarket.com)



Important Notice

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