

# TO LET



## FIRST & SECOND FLOOR OFFICES

### 965 SQ FT (90 SQ M)



**1A LONDON ROAD  
MARLBOROUGH  
WILTSHIRE  
SN8 1PH**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

The property is located to the northwest of a terrace of properties just before the mini roundabout that leads up to the start of the High Street. The town is famous for Marlborough College and a very attractive high street containing many multiple retailers and a wide cross section of private outlets.

The nearest railway links are Bedwyn or Pewsey with a good service for Paddington and the A4 runs through the town with Swindon and Newbury as the nearest larger towns.

## DESCRIPTION

The offices is located on the first and second floors of a period building with access from a side door. The property offers a degree of open plan space with male and female toilets and entrance lobby.

## ACCOMMODATION

First Floor Offices:	494 sq ft
Second Floor Offices:	287 sq ft
Offices/Eaves: (Below 5ft 2in headroom)	166 sq ft
Stores:	<u>18 sq ft</u>
Total:	965 sq ft

The property contains the following features ...

- Electric heating
- 1 car parking space to the rear
- Male and female WC's

## LEASE

A new lease is offered with flexible terms, 2 to 5 years or longer if required.

## RENT

£9,500 per annum.

## VAT

There is no VAT chargeable on the rent at present.

## RATES

Rateable Value: £7,800.00

Rates Payable: £3,229.20 (2011/12)

We recommend that all interested parties make their own enquiries with Kennet District Council to ensure that this information is correct.

## SERVICE CHARGE

There is a small service charge to cover external maintenance, management and insurance.

## VIEWING

Strictly by prior appointment with sole agents:



**(01635) 550211**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

RD/msw/1LondonRdMarl  
Subject to Contract  
Details amended Sept 2011.