



Huw Thomas
commercial

SINGLE ROOM FIRST FLOOR OFFICE
APPROX 122 sq ft (11.30 sq m)
TO LET ON NEW LEASE



Key Points:

- * Immediately available
- * No repairing liability
- * Well presented
- * New lease offered
- * Rent £2,750 per annum

**UNIT P, WAGON YARD, LONDON ROAD,
MARLBOROUGH, WILTSHIRE, SN8 1LH**

LOCATION

Marlborough is a very popular town located on approximately 8 miles south of Junction 15 of the M4 motorway.

Wagon Yard is situated just off the A4 London Road, just a short distance south of Marlborough High Street.

DESCRIPTION

Wagon Yard is a courtyard development of workshop and office units.

Unit P is a first floor office that has the use of the communal toilet and kitchen facilities on site.

The office is carpeted, has electric heating and lighting; upvc double glazed windows; painted walls and electric sockets.



ACCOMMODATION

The suite has been measured on a net internal floor area basis.

	Sq M	Sq Ft
Unit P	11.30	122

TERMS

The office is offered by way of a new lease for a term of years to be agreed. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

The Landlord retains responsibility for the repair and maintenance of the property, so the tenant has minimal liability.

There is NO service charge payable as the Landlord looks after the common areas, the cost apportionment of which is included in the rental.

RENT

£2,750 per annum.

The property is not registered for VAT, so no VAT is payable on the rent.

SERVICES

The office has electric heating and lighting.

We recommend that prospective tenants satisfy themselves that the installation complies with current regulations and meets their occupational requirement.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value of £1,300.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available to prospective tenants as soon as it is available.

LEGAL COSTS

Each party will be responsible for their own legal costs in the agreement of the lease.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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