

# To Let

**First and second floor, 8 – 9 High Street,  
Marlborough, SN8 1AA**

**1,377 ft<sup>2</sup> - 2,783 ft<sup>2</sup> 127.89 m<sup>2</sup> - 258.47 m<sup>2</sup>**

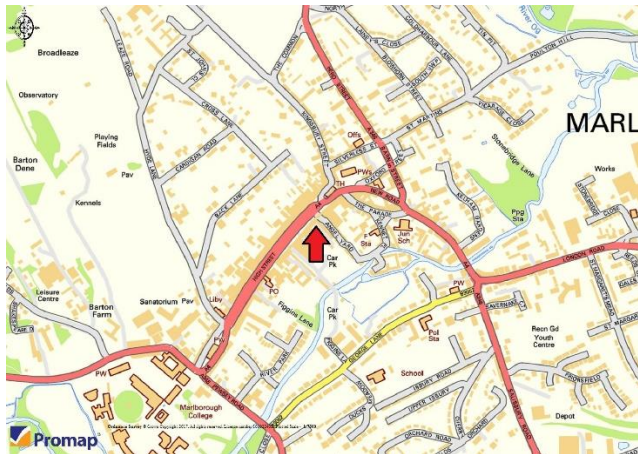


First and second floor, open plan office accommodation overlooking the Marlborough High Street. Fully refurbished

## Location

The offices are situated in the heart of the Marlborough Town centre overlooking the High Street. The town is a hub for popular retailers, bars and restaurants.

Marlborough is an attractive and historic market town located approximately 11 miles south of Swindon. Swindon town has high-speed railway links leading to major cities like London.



## Description

The premises comprise open plan first and second floor offices and are fully refurbished. The property is located on the High Street, above Joules and is accessed off Angel Yard.

The refurbished office accommodation includes:

- New recessed LED lighting
- Carpeting
- New Dimplex electric heaters and
- Full redecoration

There are male and female WCs and kitchen areas on each floor.

There are two allocated car parking spaces per floor which are located on Angel Yard, for use between the hours of 8.00am – 6.00pm.

## Accommodation

The property has been measured in accordance with IPMS -3 and found to provide the following approximate areas.

First floor: 127.89 sq. m<sup>2</sup> 1,377 sq. ft<sup>2</sup>

Second floor: 130.58 sq. m<sup>2</sup> 1,406 sq. ft<sup>2</sup>

**TOTAL: 258.48 sq. m<sup>2</sup> 2,782 sq. ft<sup>2</sup>**

## Lease Terms

The property is being offered either a whole or on a floor by floor basis, on a new effective full Repairing and Insuring lease. The quoting rent for the whole is £37,570 per annum.

Individually, quoting rent for the first floor is £20,000 per annum and second floor £17,575 per annum.

## Service Charge and Insurance

In addition to the rent, the tenants are responsible for the service charge to cover the cost of the upkeep, maintenance and management of the external and common internal parts of the building.

## VAT

VAT is applicable to the rent and service charge.

## Business Rates

The tenant will be responsible for the rates payable. The premises are assessed as offices and premises with a Rateable Value of £22,887.

If let on a floor by floor bases each floor will need to be separately assessed to rating purposes and it is anticipated that Small Business Rates Relief may apply to qualifying tenants.

## Energy Performance Certificate

The Current EPC for the property has expired and a new EPC will be obtained on completion of the refurbishment works.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

## Viewing and Further Information

For further information or to arrange an inspection, please contact:

Murray Walker, Graham + Sibbald

01793 423 351 • [murray.walker@g-s.co.uk](mailto:murray.walker@g-s.co.uk)

Melisha Dias, Graham + Sibbald

07442 758 800 • [melisha.dias@g-s.co.uk](mailto:melisha.dias@g-s.co.uk)

Date January 2023

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.