



**Huw Thomas**  
**commercial**

## **GROUND FLOOR OFFICE**

**Approx 1,098 sq.ft (102 sq.m)**

**TO LET ON NEW LEASE**



### Key Points:

- \* Good prominence to High Street
- \* Very well presented internally
- \* On-site parking for 2 cars
- \* New lease available
- \* £19,200 per annum excl VAT

**FOXLEY, GROUND FLOOR, GABLE HOUSE,  
46 HIGH STREET, MALMESBURY, SN16 9AT**

## LOCATION

Malmesbury is a popular north Wiltshire town close to the Wiltshire / Gloucestershire border, approximately 9 miles north of Junction 17 of the M4 motorway.

Gable House is a 10,000 ft<sup>2</sup> Grade II listed building in the heart of the town, which has been completely renovated to create contemporary offices and workspaces. Some offices are self contained, other offices share communal facilities and they range in size from a one person space of 68ft<sup>2</sup> to 2000ft<sup>2</sup> suitable for 30 people. On the High Street, it is convenient to banks, the Post Office, shops, cafes and other facilities of the town centre.

## DESCRIPTION

The available suite comprises part of the ground floor, but is located at the front of the building therefore benefitting from its own access direct from the High Street.

The space is mainly open plan with 2 glass partitioned offices that create a very light and airy feel to the suite.



The suite has electric heating, ceiling mounted spot lights on tracking, full Karndean flooring, its own small kitchenette area and a storage cupboard.

A door and steps to the rear lead to shared male and female toilets including a shower, a further kitchen and exit to the rear car park.

## ACCOMMODATION

	Sq M	Sq Ft
Foxley	102	1,098

## PARKING

There are 2 allocated parking spaces at the rear of the property. Short term parking is available nearby in the High Street and in Market Cross, with longer term parking available in the Station Road car park.

## TERMS

The suite is available by way of a new lease on terms to be agreed with the Landlord.

## RENT

£19,200 per annum exclusive of VAT.

We are informed that the property is registered for VAT, so VAT at the standard rate is payable on the rent.

## SERVICE CHARGE

A service charge is payable toward the cleaning and maintenance of the common areas of Gable House. Further details are available from the agent.

## SERVICES

The suite has electric heating and lighting and is connected to mains water and drainage.

The electric to the suite is on a metered supply.



## **BUSINESS RATES**

The suite is separately rated for Business Rates and is assessed by the Valuation Office Agency at a Rateable Value of £11,500.

This RV is therefore below the threshold of £12,000 for claiming Small Business rate Relief, if this is the only non-domestic property occupied by the ratepayer.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed for energy efficiency and has been given a Rating of 98 in Band D.

A copy of the EPC and Recommendation Report is available from the agents on request.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in any transaction.

## **VIEWING AND FURTHER INFORMATION**

Via Huw Thomas of Huw Thomas Commercial

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