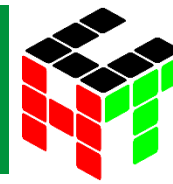


# GROUND FLOOR WORKSHOP/ BUSINESS UNIT



**Huw Thomas**  
commercial

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TO LET ON NEW LEASE

519 SQ FT  
48.26 SQ M

- Ground floor space
- Potential for a variety of uses
- Allocated parking space
- Rent £6,500 pa
- NO VAT

**UNIT E, 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 E is a ground floor, corner unit that has potential for a variety of uses including workshop, studio or treatment rooms.

The unit is accessed directly from the courtyard via wooden doors outside inner sliding double glazed doors. There is also a secondary pedestrian access from a shared internal lobby.

The internal space is open plan office with carpet floor covering, wall mounted uplighters and electric heating.

There is use of a kitchen and male & female toilets in an adjacent shared utility block.



## ACCOMMODATION

The unit has the following approximate internal floor areas:

	Sq M	Sq Ft
<b>Ground floor</b>		
Workshop	48.26	519

## CAR PARKING

There is one allocated parking space with the unit.

## TERMS

The unit 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 external and structural elements of the property, so the tenant has minimal liability.

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

## RENT

£6,500 per annum exclusive of VAT.

The property is NOT registered for VAT so NO VAT is payable on the rent.

## BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value of £2,800.

The Rateable Value is well below the threshold for full Small Business Rate Relief for qualifying businesses.

## ENERGY PERFORMANCE CERTIFICATE

We are informed that the unit is exempt from requiring an Energy Performance Certificate.

## LEGAL COSTS

Each party shall 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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## Disclaimer

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