

# FIRST FLOOR SINGLE ROOM OFFICE



huwthomascommercial.com

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Single room office/ studio/  
consulting room

174 Sq Ft  
16.14 Sq M

- Immediately available
- Allocated parking space
- New lease
- Rent £4,000 pa
- No service charge
- NO VAT

UNIT G2, WAGON YARD, LONDON ROAD, MARLBOROUGH, WILTSHIRE, SN8 1LH

## LOCATION

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

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

## DESCRIPTION

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

Unit G2 is a single first floor room previously used as an office but could be used as a small studio or for medical consultations or treatment.



The office is accessed from a shared first floor corridor and is fully carpeted with fluorescent lighting; a upvc double glazed window overlooking the River Kennet and private gardens; painted walls and electric sockets.

In the central Courtyard area of Wagon Yard are communal toilet and kitchen facilities.

## ACCOMMODATION

The room has a net area of 16.14 Sq M / 174 Sq Ft.

## CAR PARKING

There is 1 allocated parking space within the courtyard area of Wagon Yard.

## 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 and any structural and external repairs, the cost apportionment of which is included in the rental.

Electricity is via a metered supply.

## RENT

£4,000 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 effective from 1<sup>st</sup> April 2023 of £1,550.

The Rateable Value is well below the threshold for full Small Business Rate Relief if the room is the ratepayer's only non-domestic property.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 117 in Band E.

<https://find-energy-certificate.service.gov.uk/energy-certificate/7087-0714-6227-0765-5585>

## 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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