



STIBBARD
PROPERTY



No 1 Cedar House, The Parade, Marlborough, SN8 1NY

A well-presented first floor office unit occupying a quiet position just off the Parade in Marlborough.

No 1 Cedar House comes to a total of approximately 404 sq ft up separate stairs with kitchen & lavatory facilities. The unit has one parking space to the rear.

The market town of Marlborough is within striking distance of Hungerford, Newbury, Swindon, Reading & Oxford via the M4, A4 & A34.

- Short walk to Marlborough High Street.
- FRI lease.
- Electric heating.
- Services: Mains water, electricity, and drainage.
- A rateable value of £4,850 (eligible for 100% small business rate relief).
- To let for **£10,000 per annum** exclusive + VAT.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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