



STIBBARD
PROPERTY



Suite 2, 23-24 High Street, Marlborough, SN8 1LW

A conveniently placed second floor office in a prime location overlooking Marlborough High Street.

Suite 2 comes to a total of 235 sq ft and includes the use of a shared kitchen and WC together with a shared parking space behind the building.

Marlborough High Street benefits from significant footfall and high levels of passing traffic and is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- Services: Mains water, electricity, gas and drainage.
- Rateable value: £2,550 (eligible for 100% small business rate relief and maybe a government grant).
- Central heating.
- Room dimensions 5.217 x 4.194
- Prominent position adjacent to Café Nero.
- To let: **£900 per quarter.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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Suite 2 Internal Photos



Kitchen & view from Suite 2 over High Street



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