



STIBBARD
PROPERTY

Office To Let



120 High Street, Marlborough, Wiltshire, SN8 1LZ

A charming second floor office unit in the centre of Marlborough High Street. The property comprises of two primary office rooms on the second floor with a useable landing area. The front office room benefits from a view over the High Street. The offices have access to communal W/Cs and kitchen. The property has recently undergone renovation and is in good decorative order. Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- Total area of 618 sq ft.
- Service charge for common parts.
- Rateable value not assessed (eligible for 100% small business rate relief).
- The unit is opposite Waitrose and benefits from all the amenities of Marlborough High Street.
- Services: Mains water, electricity and drainage.
- **To let as a whole: £695 pcm Exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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