

First Floor 23-24 High Street, Marlborough, SN8 1LW



FIRST FLOOR OFFICES TO LET

1,101 sq ft (102.3 m²)

- *Self contained offices*
- *On site parking*
- *Flexible terms available*
- *Close to all Marlborough's amenities*

Kilpatrick & Co

Commercial Property Consultants



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LOCATION: Marlborough is an attractive market town located at the Junction of the A4 and A346 approximately 11 miles south of Swindon and 18 miles west of Newbury. The property is situated in the centre of the south side of Marlborough High Street near to the Waitrose supermarket, which is situated in the middle of the High Street.

DESCRIPTION: The offices are a well presented self contained suite of offices situated on the first floor of a period building. The offices have their own self contained entrance at pavement level and are a mixture of part open plan and cellular office accommodation. The offices have central heating, category 2 lighting and are fully carpeted and have their own kitchen and toilet facilities.

Behind the property is a car park which serves all of the occupiers of the building. Two parking spaces are available in the rear car park.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

First Floor: 4 Offices	967 sq ft
Kitchen	44 sq ft
WC	-
Basement: Store Room	90 sq ft
Total:	1,101 sq ft (102.3 m²)

TERMS: The premises are available to let on flexible terms as a whole on a new effectively full repairing & insuring lease.

RENT: £18,000 per annum, exclusive of outgoings and VAT, if applicable.

SERVICES: We are advised that all mains services are connected to the property but we have not carried out any tests of services or service appliances.



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Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2026):	£13,500
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/27):	£5,832.00

NB: Small Business Rates Relief may be available to qualifying occupiers. Further information is available on Wiltshire Council's website or call them on 01249 706290.

EPC: The current Energy Performance Assessment for this property is Band D (94).

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.



N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

30/09/26

