



Chartered Surveyors &  
Commercial Property Consultants

## **STORAGE, WORKSHOP & WAREHOUSE UNITS TO LET**

**ELCOT PARK & MEWS, ELCOT LANE  
MARLBOROUGH, WILTSHIRE, SN8 2BG**

**RANGE OF UNITS FROM  
412 SQ. FT.**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## SITUATION

Elcot Park and Mews lie in a private setting just off the A4 in Marlborough. Good access is available to the North, East, South & West via the A4, A338, A303 and M4.

## DESCRIPTION

A flexible selection of Office, Workshop and Warehouse Units.

Elcot Park & Mews comprise two separate buildings of brick elevations under pitched roofs.

The flexible nature means that almost any size and environment can be created.

Parking spaces are allocated on site.

## ACCOMMODATION

	From
Range of units from	412 sq. ft

## RATING ASSESSMENT

Rateable Value tba  
Rates Payable tba  
Most of the properties have no rates to pay.

## PROPOSAL

The properties are available on flexible agreements from 1 month upwards.

The quoting rents for the units depend on fit out, length of lease etc. – but for the smallest space is £412 per month plus £30 per month service charge.

VAT is applicable.

## LEGAL COSTS

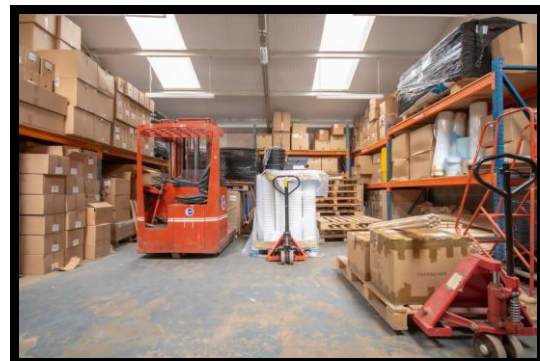
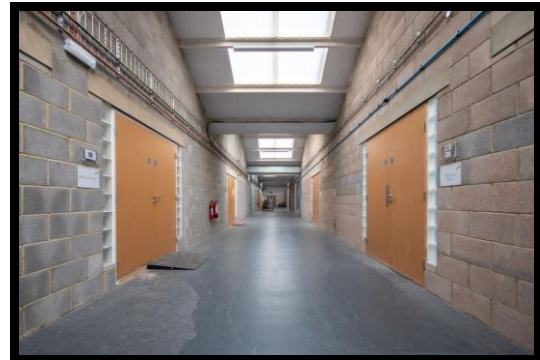
Each party is to bear their own costs.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D - 97

## VIEWING

Contact Shane Prater, Direct Tel: 01635 262510, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
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