



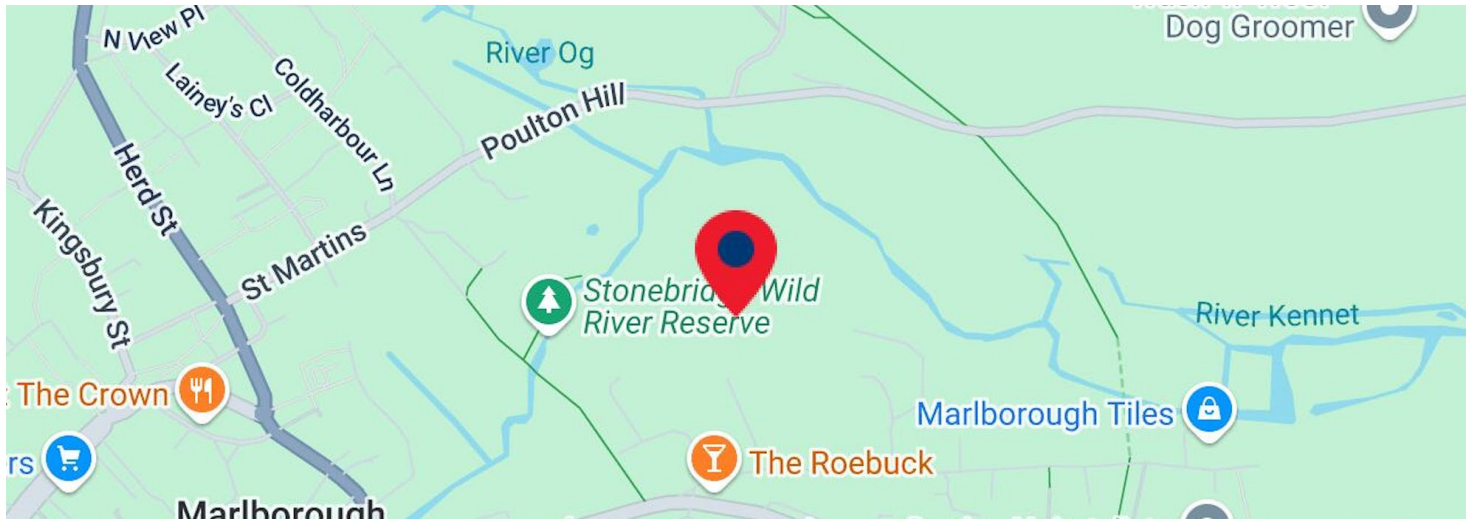
**Draycott West, Elcot Mews, Elcot Lane, Off London Road**

**Marlborough, SN8 2BG**

**OPEN SPACE AREA SUITABLE  
FOR OFFICE OR STUDIO**

**613 sq ft  
(56.95 sq m)**

- LARGE OPEN SPACE
- FLEXIBLE SPACE FOR AN OPEN OFFICE OR STUDIO
- SUPERB HEIGHT & LOTS OF NATURAL LIGHT
- ALLOCATED PARKING
- SHORT & LONG TERM LEASE AVAILABLE



### Summary

Available Size	613 sq ft / 56.95 sq m
Rent	£590 per month Plus VAT
Rateable Value	£5,800
Rates Payable	£241.18 per month
Service Charge	£40 per month plus VAT
EPC	Upon enquiry

### Location

Marlborough is the market town and civil parish in the English county of Wiltshire, on the Old Bath Road, the former main road from London to Bath. The town is on the River Kennet, 24 miles north of Salisbury and 10 miles south-east of Swindon.

Elcot Park has excellent communication links to the whole of the M4, Devizes, Swindon, Newbury and Andover. It is particularly close to Marlborough College, Salisbury Plain and Stonehenge.

### ///what3words

<https://what3words.com/intestine.quits.commuted>

### Description

Draycott West is a large open space, well suited to being used as an office or studio. With an industrial feel, it features a high ceiling with built in skylights to give the unit plenty of natural light plus a private kitchen area and WC.

### Viewings

Strictly by prior appointment through the agents.



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