

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



SECOND FLOOR OFFICES TO LET 1,012 sq ft (94.0 m²)

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



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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 top 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. One parking space is 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:-

SF: 3 Offices	801 sq ft
Kitchen/Staff room	211 sq ft
WC	-
Total:	1,012 sq ft (94.0 m²)

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

RENT: £15,500 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.



Kilpatrick & Co

Commercial Property Consultants

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

Description:	Offices & Premises
Rateable Value (2026):	£8,700
Uniform Business Rate (2026/27):	£0.432
Full Rates Liability (2026/27):	£3,758.40

NB: 100% Small Business Rates Relief may be available to qualifying occupiers. Further information is available on Wiltshire Council's website or by calling them on 01249 706290.

EPC: The current Energy Performance Assessment for this property is Band E (125).

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.

22/04/2026

