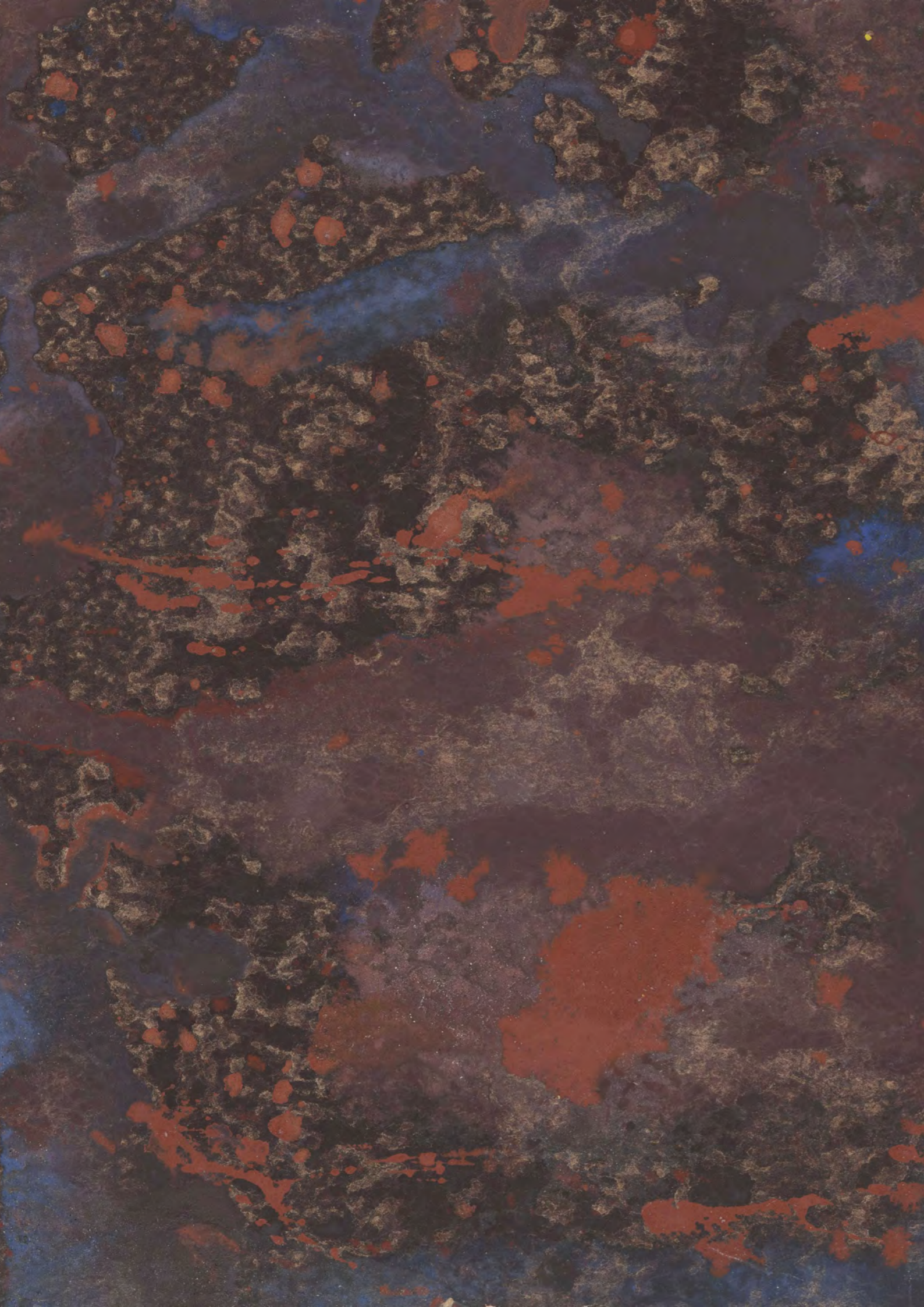


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# THE · AILESBUURY · CLUB

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Breathing new life into one of Marlborough's  
most iconic buildings





Ground floor reception & meeting room  
*Artist's impression*

## WELCOME

Welcome to the Ailesbury Club, setting a new standard of business space in the heart of Marlborough..

Known as one of Marlborough's most recognisable buildings, Ailesbury Court has been meticulously and sympathetically restored to the highest of standards whilst retaining its notable heritage.

Inside, members will benefit from a seamless workspace experience. We have designed high-end, spacious offices throughout in a range of sizes to suit your business. Each office can be tailored to your own unique requirements by our on-site team with each office benefitting from a basic fit-out including desks, chairs and phones will be offered to ensure your business can be up and running from day one.

Our service agreements can offer full flexibility based on your business needs. Unlike typical commercial leases, a service agreement removes lengthy lead in times and unnecessary fees.

Our attentive service and seamless business support sets the new standard of workspace experience combining an exceptional building with a truly personal service.



Overview of Marlborough

## LOCATION

Marlborough continues to attract businesses for both its local amenities and close proximity to major travel links across the South.

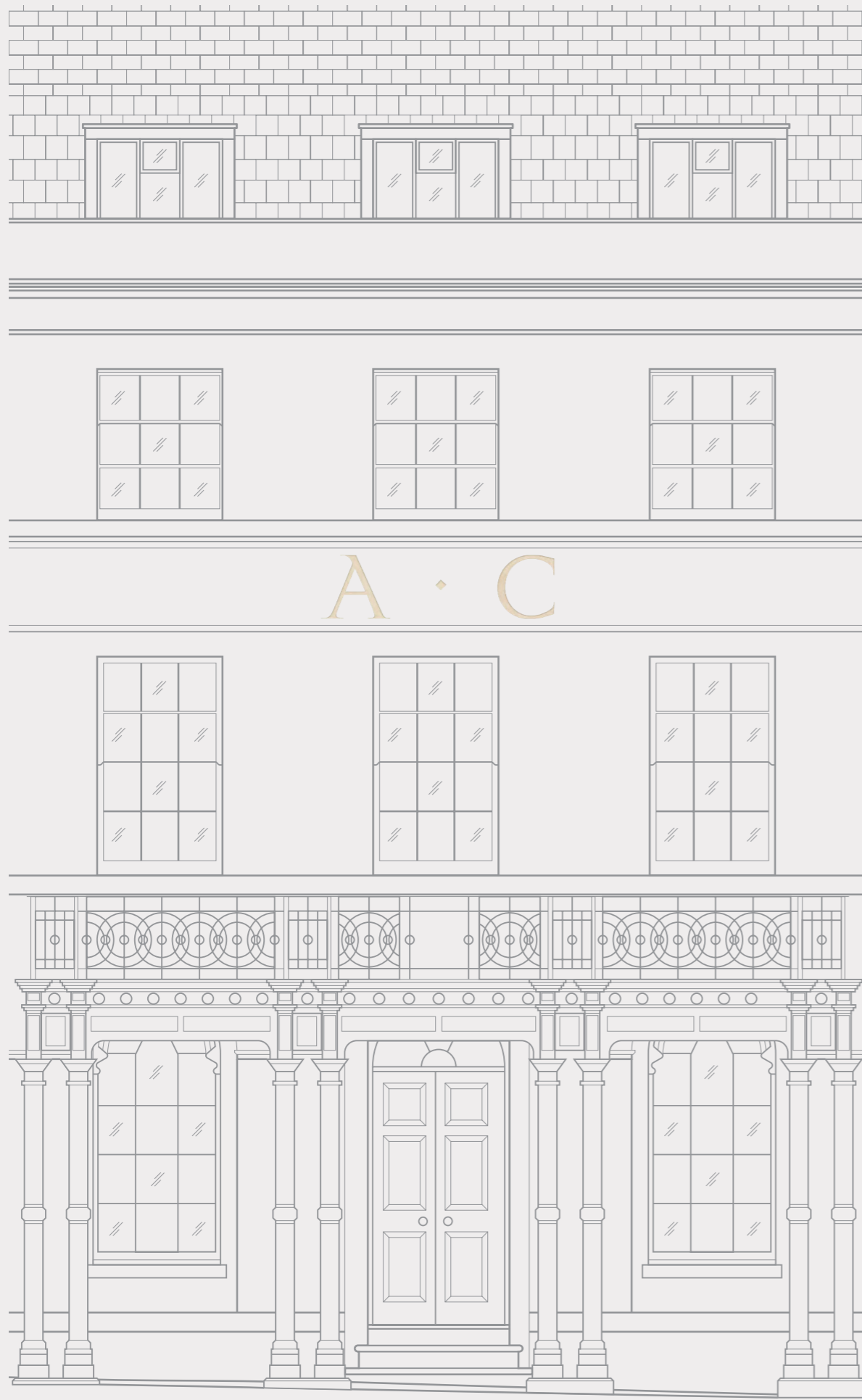
The rich array of restaurants, cafes, and retailers both large and small, means all your business and staff needs can be met on your doorstep.

Ailesbury Court is situated centrally on Marlborough's popular High Street.

Travel links from Marlborough are excellent with the M4 only a 12 minute drive away offering a direct link to both London and Bristol. Other notable destinations include Oxford, Reading, Bath, Bristol, Salisbury, Winchester and Gloucester which can all be reached within 60 minutes. Railway links from Great Bedwyn, Pewsey, Hungerford and Swindon can arrive into London in as little as 47 minutes.



Road: Hungerford 10.3 miles • Pewsey 7 miles • Swindon 12.5 miles • Central London 75 miles  
 Rail: London Paddington from Pewsey Station, approximately 1 hour • Heathrow, 1 hour 9 mins  
 • Southampton Airport 1 hour



## AMENITIES

- Fibre optic internet
- Business rates included
- Lift access
- Storage and archiving services
- Flexible membership options
- Reception desk/concierge
- Furnished offices
- Secured building keeping your business protected
- Daily office cleaning
- On-site parking\*
- Private meeting room
- Mail handling

\*subject to availability



Ground floor reception  
Artist's impression



Kitchen  
*Artist's impression*



Meeting room  
*Artist's impression*



Office space  
Artist's impression

## FAQ's

### *How much do your offices cost?*

Pricing will vary dependent on your needs and the space you require. Our offices range from as little as 160 sq ft to 840 sq ft for up to 15 desks. Please contact our team for further information on prices.

### *Do I get Wi-Fi with my office and what speeds do I get?*

Yes, all our offices have Wif-Fi access and benefit from multiple Cat 6 data points both in the floor and along walls meaning you get consistent and reliable service. We offer a fiber broadband service with a standard bandwidth, higher bandwidths can be provided upon request.

### *Is a private meeting room included in the rent?*

There is a private meeting room on the ground floor for the use of our members which can be booked through reception at an additional cost either by the hour or for a half day/full day rate.

### *What furniture is included in your offices?*

All our offices are offered with a basic fit out including desks, chairs and phones. Our furniture has been carefully chosen so it is befitting of the architecture and heritage of the building.

### *Is there a deposit needed?*

Typically, a deposit equivalent to two months rent will be required.

### *Can I move to a different office in the building during my contract?*

We always want to help our members where we can. Should you experience unexpected growth in your business or your needs change we would be happy to discuss your requirements and, subject to availability, accommodate you with an alternative space.

### *Can my business have its own private meeting room?*

Our meeting room on the ground floor is for everyone and bookings will be managed by the reception desk. Some of our workspaces are large enough to accommodate a meeting room and some spaces can be interlinked. Please speak to us about your requirements and we will endeavour to find the best solution.

### *Do you conduct background checks on your Members?*

We cater to businesses of varying types and sizes and we want to ensure all our members are in good and reputable company at The Ailesbury Club. Prior to contract we may run background checks on your business to ensure full transparency and peace of mind for all parties.

## CONTACT

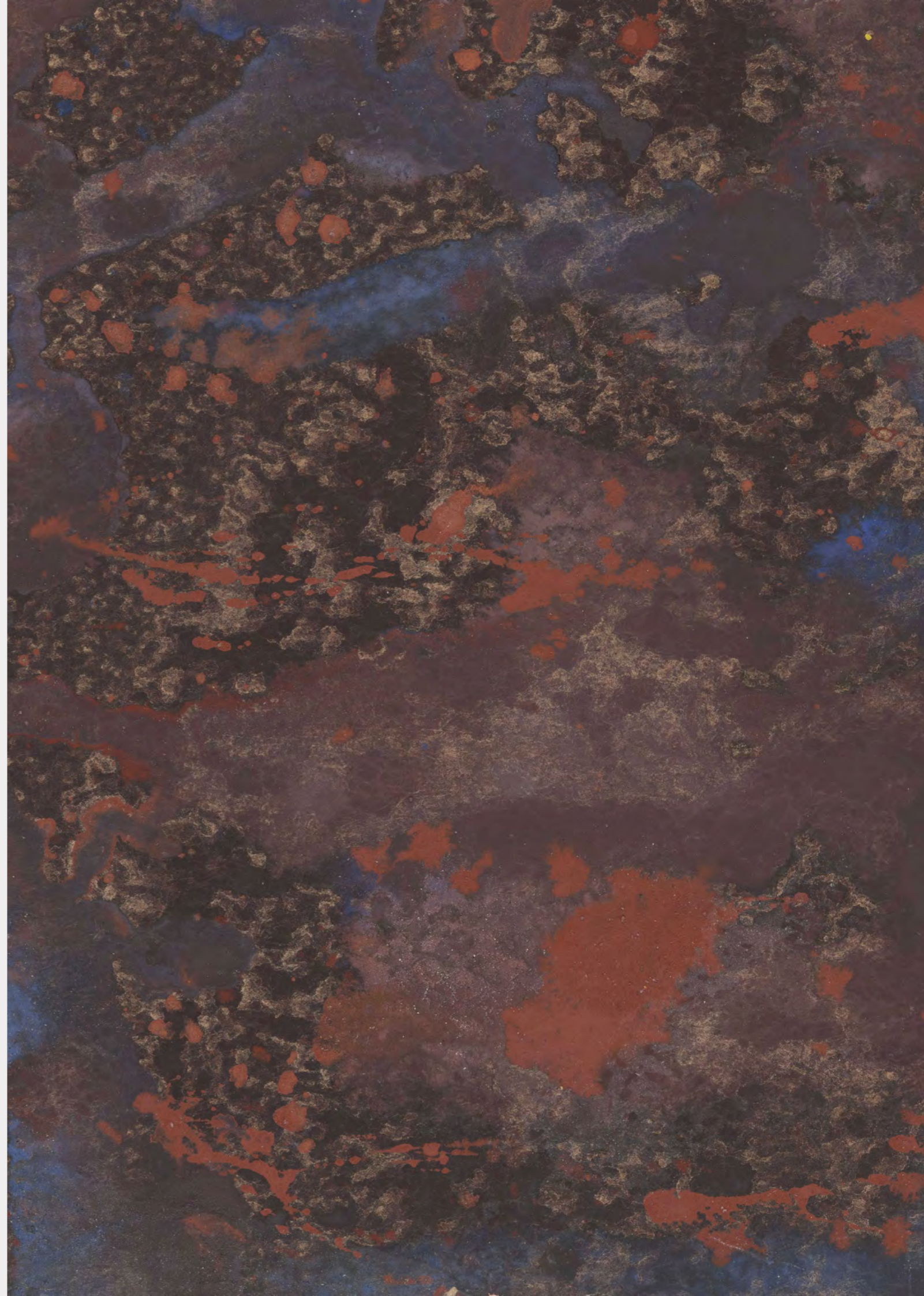
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