



TO LET

6 Pelham Court

London Road, Marlborough SN8 2AG

First Floor Office Suite To Let – 1,180 sq ft



Location

Marlborough is a popular and attractive market town situated approximately 12 miles south of Swindon and the M4 motorway (Junction 15) via the A346 and 19 miles west of Newbury.

Pelham Court overlooks the River Kennet and is situated directly off London Road to the southerly outskirts of Marlborough about 5 minutes walk from the Town Centre which offers a wide variety of independent and multiple retailers and restaurants.

M4 – J15



10 miles south

Swindon



12 miles south

Newbury



19 miles

Chippenham



20 miles



Accommodation

Description

The premises comprises a first floor open plan office suite with gas fired central heating and openable double glazed windows on three elevations creating a light and airy environment.

New LED lighting has been incorporated within the suspended ceiling. The suite has been recarpeted and redecorated.

There are wc and kitchenette facilities on the ground floor which are shared with the other tenant.

Parking

The accommodation has 3 allocated parking spaces with 2 to the front and 1 to the rear. There is the ability to park an additional vehicle in tandem to the rear.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	1,180	109.62
TOTAL	1,180	109.62

Offices



Open plan layout



Suspended ceilings



LED lighting



Onsite parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Wiltshire Council.

Tel: 0300 456 0100 or www.wiltshire.gov.uk

Business Rates

The Valuation Office assesses the premises at “Offices & Premises” with a Rateable Value of £12,250.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate

An EPC will be commissioned following the refurbishment works and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available by way of a new full repairing and insuring lease with terms to be negotiated.

Rent

The premises are offered to let at £20,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

12 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/96594

Date: July 2022

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

