



Chartered Surveyors &
Commercial Property Consultants

MODERN TOWN CENTRE OFFICES

TO LET

**GROUND & FIRST FLOOR, CROSS KEYS HOUSE, 27 THE PARADE
MARLBOROUGH, WILTSHIRE, SN8 1NE**

1,283 TO 2,800 SQ FT



AVAILABLE AS A WHOLE OR FLOOR BY FLOOR

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

www.quintons.co.uk

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

Cross Keys House is situated in The Parade, Marlborough. The Parade links the A346 and A4 in Marlborough Town Centre.

DESCRIPTION

The accommodation comprises the ground & first floors of this town centre office building.

Both floors comprise two private rooms to the front together with a large open plan office / workspace at the rear.

Also included is a kitchen and male and female WCs. The open plan space is air cooled with the space benefiting from gas central heating, three compartment trunking and suspended ceilings.

The space includes 8 parking spaces (4 double parked spaces).

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground floor Office Inc Kitchen	140.02	1,517
First Floor	119.19	1,283
Total	259.21	2,800

RATING ASSESSMENT

Ground Floor - Rateable Value £20,750 Rates Payable £10,354.25 (2026/27)

First Floor – Rateable Value – Currently split into 3 assessments - £3,350, £15,750 and 4,500. Rates Payable is 43.2% of the assessments.

SERVICE CHARGE

The service charge for the floors for the year commencing 1st January is approximately £4.64 per sq. ft. plus VAT. The service charge includes CCTV, Emergency Lighting checks, Emergency Lighting service, Entry Phone, Fire alarm, Fire Risk, Fire drills, Alarm and pump.

If the property is let as a whole there will be no service charge.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 67.

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

www.quintons.co.uk

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.

PROPOSAL

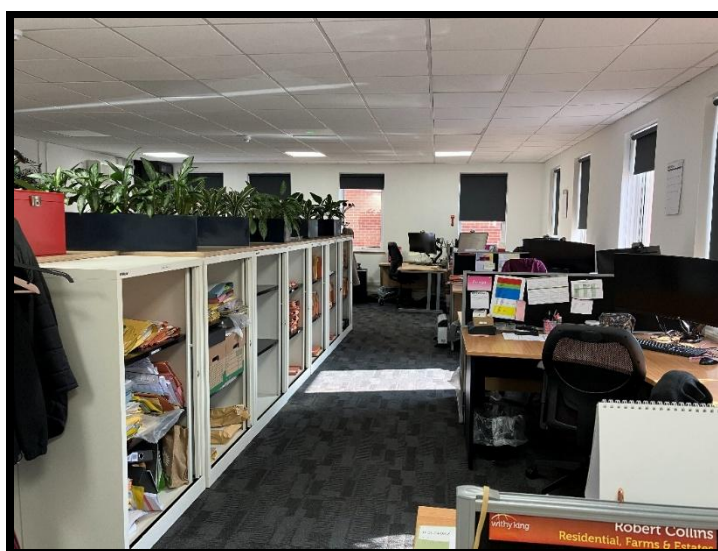
The offices are available on a new lease, the length of which is open to negotiation as a whole or on a floor by floor basis. The quoting rent per floor is £29,950 per annum exclusive. The rent for the whole is £59,900 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

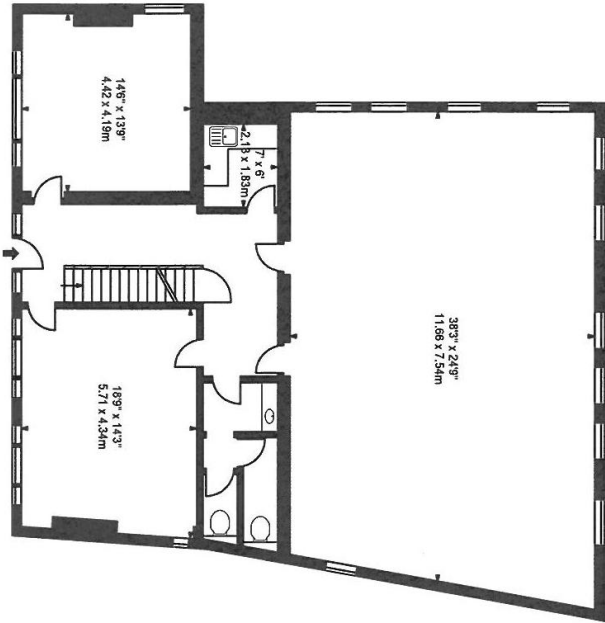
Contact Shane Prater / Tom Price. Email: shane@quintons.co.uk / tom@quintons.co.uk
August 2026



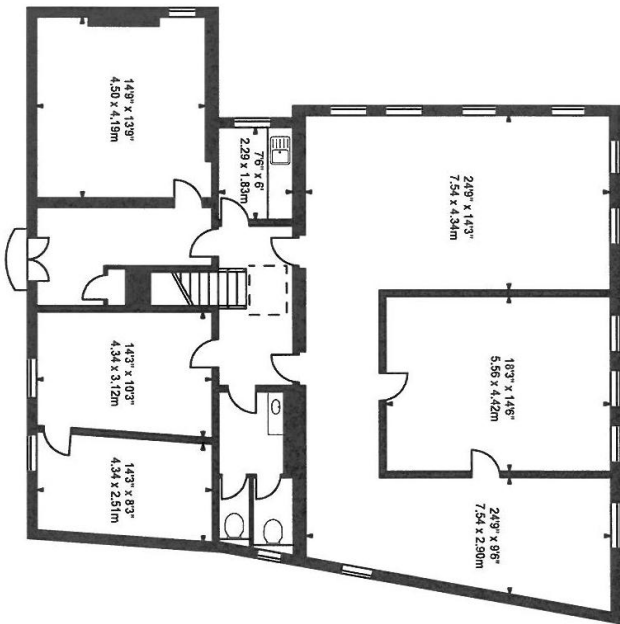
Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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.



GROUND FLOOR



FIRST FLOOR

Property Details: CROSS KEYS HOUSE 27 THE PARADE MARLBOROUGH SN8 1NE			Surveyed and Drawn By: BKR Sunnyhill House, 3-7 Sunnyhill Road London, SW16 2UG Tel: 0846 267 2023 Fax: 0846 267 2024 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk © BKR 2016
APPROX. GROSS INTERNAL AREA * 3604 Ft ² - 334.81 M ²			
Plans Drawn: 22.07.2015			