Whitmarsh Lockhart

TO LET



1 Woodstock Court, Blenheim Road

Marlborough, SN8 4AN

MODERN OFFICE PROPERTY IN AN ESTABLISHED BUSINESS PARK LOCATION

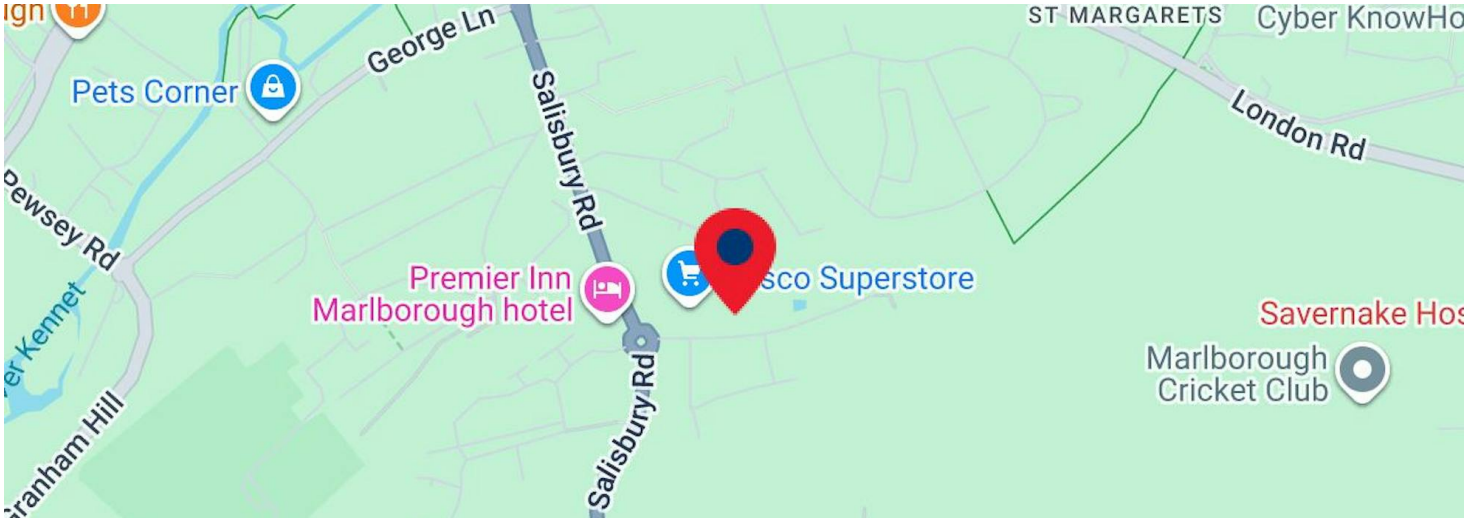
1,269 to 2,722 sq ft
(117.89 to 252.88 sq m)

- CLOSE TO A346/A4/M4 JUNCTION 15
- GAS FIRED CENTRAL HEATING AND AIR CONDITIONING
- CCTV
- WCS AND SHOWER
- 8 PERSON PASSENGER LIFT
- 10 ALLOCATED PARKING SPACES

RICS Regulated by RICS

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Summary

Available Size	1,269 to 2,722 sq ft / 117.89 to 252.88 sq m
Rent	£20 per sq ft
Business Rates	Please contact the agent for further details.
EPC	C (58)

Location

The property is situated in Woodstock Court, a small office development on Marlborough Business Park, located on Blenheim Road, close to the main entrance of the estate from the A346 Salisbury Road.

Marlborough Business Park is well located close to the town centre and next door to the Tesco superstore.

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Description

The property comprises an end of terrace self-contained two storey office building which benefits from the following specification:

- 10 allocated parking spaces
- Gas fired central heating & air conditioning
- Double glazed opening windows
- WC's on each floor plus shower
- 8 person passenger lift
- CCTV

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Office	1,269	117.89
1st - Office	1,453	134.99
Total	**2,722**	**252.88**

Terms

New full repairing and insuring leases are available on a floor by floor basis. The rent quoted is exclusive of service charge, building insurance, ground rent and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewings and further information is strictly by prior appointment through the agents.

Chris Jones
07500 962951
chris.jones@whitmarshlockhart.com

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