Whitmarsh Lockhart

FOR SALE



8 Woodstock Court, Blenheim Road

Marlborough, SN8 4AN

MODERN OFFICE PROPERTY IN AN ESTABLISHED BUSINESS PARK LOCATION

2,600 sq ft

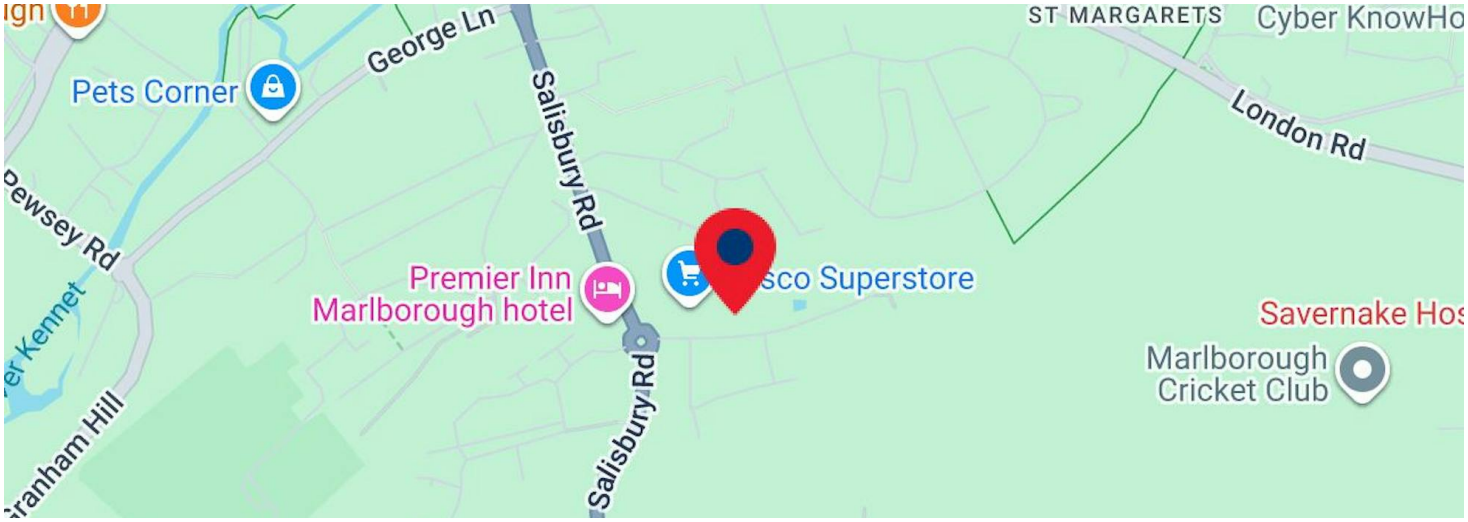
(241.55 sq m)

- CLOSE TO A346/A4/M4 JUNCTION 15
- GAS FIRED CENTRAL HEATING & AIR CONDITIONING
- WC'S AND SHOWER
- 8 PERSON PASSENGER LIFT
- 10 ALLOCATED PARKING SPACES
- POD DUAL EV CHARGING POINT

RICS Regulated by RICS

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Summary

Available Size	2,600 sq ft / 241.55 sq m
Price	£650,000 plus VAT
Rateable Value	£27,750
Rates Payable	£11,988 per annum
EPC	B (48)

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 a semi-detached self-contained two storey office building which benefits from the following specification:

- 10 allocated parking spaces
- Gas fired central heating and air conditioning
- Double glazed opening windows
- WC's on each floor plus shower
- 8 person passenger lift
- Pod Point dual 7kW EV charging post

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Office	1,274	118.36
1st - Office	1,326	123.19
Total	**2,600**	**241.55**

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these Regulations once terms have been agreed.

Viewings

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

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