

Unit P

Wagon Yard, London Road, Marlborough, SN8 1LH



Key Highlights

- 174 sq ft
- Allocated parking space.
- £4,000 per annum
- Popular courtyard setting
- Internal repairing lease
- No VAT on rent

Description

Wagon Yard is a courtyard development of workshop and office units.

Unit P is a single first floor room that could be used for a variety of uses such as office; a small studio or for medical consultations or treatment.

The office is accessed from a shared first floor corridor and is fully carpeted with fluorescent lighting; 2 upvc double glazed windows painted walls and electric sockets.

In the central Courtyard area of Wagon Yard are communal toilet and kitchen facilities.

There is 1 allocated parking space within the courtyard area of Wagon Yard.

Location

Wagon Yard is located just off the A4 London Road on the eastern edge of Marlborough but within walking distance of the High Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	174	16.17	Available
Total	174	16.17	

Terms

The office is offered by way of a new lease for a term of years to be agreed. The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

The Landlord retains responsibility for the repair and maintenance of the property, so the tenant has minimal liability.

There is NO service charge payable as the Landlord looks after the common areas and any structural and external repairs, the cost apportionment of which is included in the rental.

Electricity is via a metered supply.

Rent

£4,000 per annum. No VAT is payable on the rent

Rateable Value

The Valuation Office Agency website lists the Rateable Value effective from April 2023 as £1,450.

The Rateable Value well below the threshold for full Small Business Rate Relief for qualifying occupiers.

Energy Performance Certificate

The Unit has been issued with an Energy Performance Certificate with a rating of 116 in Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0060-9914-0381-0300-2004>

Legal Costs

Each party will be responsible for their own legal costs

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