QUINTONS

01635 551441

Chartered Surveyors &
Commercial Property Consultants

TWO FIRST FLOOR OFFICES

TO LET

CROSS KEYS HOUSE
THE PARADE, MARLBOROUGH
WILTSHIRE, SN8 1NE

150 TO 411 SQ FT

INCLUDES 1 PARKING SPACE FOR EACH ROOM

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

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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

The offices are located in The Parade which is within Marlborough Town Centre.

DESCRIPTION

The accommodation comprises two first floor offices.

Also included is the use of the kitchen and male and female WC's.

The offices benefit from gas central heating, three compartment trunking and suspended ceilings.

The offices include one parking space each situated within a gated secure car park to the rear of the building.

ACCOMMODATION

	Sq. M.	Sq. Ft.	AV /LET
Room1	13.94	150	AV
Room 2	24.29	261	AV

RATING ASSESSMENT

Rateable Value £inc Rates Payable £inc

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 99.

PROPOSAL

The offices are available on all inclusive rents. The rent includes rates, water, electricity, gas and 1 parking space. Room 1 is available at £420 per month and Room 2 at £450 per month plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater
Phone: 01635 551441
Email: shane@quintons.co.uk
September 2021

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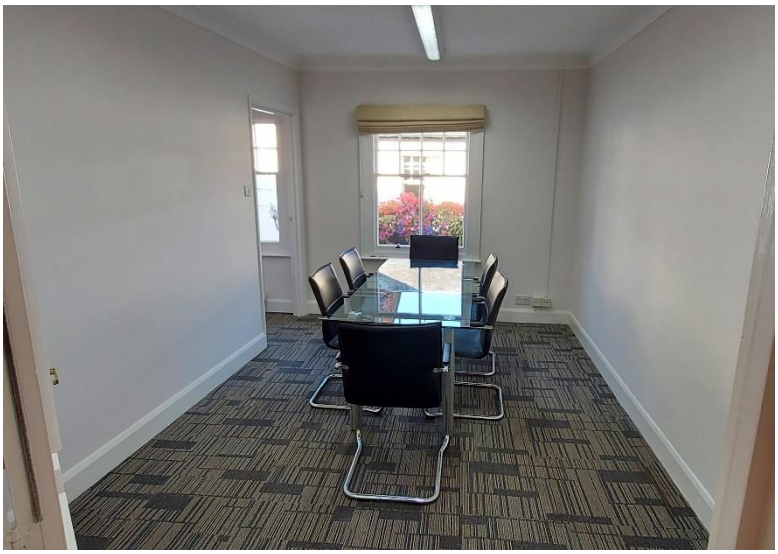

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