



# MARLBOROUGH HOUSE

Charnham Lane Hungerford RG17 0EY

TYPE	OFFICE
TENURE	LEASEHOLD / FREEHOLD
SIZE	3,380 SQ FT (314 SQ M)

## KEY POINTS

- > Self-contained offices
- > Can be split
- > Kitchenette & WCs on both floors
- > Walking distance of Hungerford Station
- > 3 miles from J14 of M4
- > 15 car parking spaces

## Location

Marlborough House is situated just North of Hungerford. It is located off the A4 Bath Road, which connects Reading, Newbury & Bath and gives access to Junction 14 of the M4 Motorway.

Hungerford train station is a 13 minute walk and provides a regular service to Reading, London Waterloo and London Paddington (via Reading).

## Description

The property comprises a two storey detached office unit with external car parking. Internally the property provides office accommodation across two floors. The building core provides a staircase, comms cupboard, kitchen tea point and WCs on each floor. Car parking is provided on either side of the unit with a total of 15 spaces.

The landlord may consider splitting the premises on a floor by floor basis subject to terms. Alternatively, this would make an excellent self-contained office for an individual tenant.

The property may be suitable for development STPP.

## Specification

- 15 demised car parking spaces
- LED Lighting
- Air Conditioning
- WC & Kitchen facilities on both floors
- Suspended ceiling
- Fibre internet connectivity
- 3-phase power

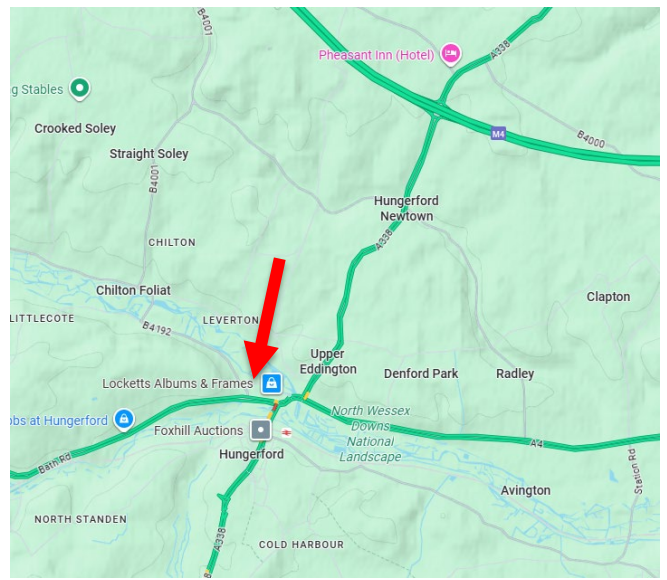
## Accommodation

We understand the Gross Internal Area (GIA) is as follows:-

Floor	sq ft	sq m
Ground Floor	1,690	157
First Floor	1,690	157
<b>Total</b>	<b>3,380</b>	<b>314</b>

## Energy Performance Asset Rating

EPC Rating: D:98



## Business Rates 2026/27

Rateable Value: £40,750

## Terms

The property is available on a new lease on terms to be agreed. Alternatively, the freehold of the property is available to purchase.

## Lease Summary

The property is currently let to Corvia Limited (company number: 01077600) from 15<sup>th</sup> March 2017 for a term of 10 years, expiring on 14<sup>th</sup> March 2027. The passing rent is £44,000 per annum, with a rent review on 15<sup>th</sup> March 2026. The lease is contracted outside of the security of tenure provisions within the Landlord & Tenant 1954 act.

## Legal Costs and VAT

Each party to bear their own legal costs.  
This property is elected for VAT.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers where legislation requires us to do so.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view. Internal photos available upon request.



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