



## Uffcott 3, Elcot Park, Elcot Lane, Off London Road

Marlborough, SN8 2BG

### **STUDIO/OFFICE**

**496 sq ft**

(46.08 sq m)

- FIRST FLOOR OFFICE WITH LOTS OF NATURAL LIGHT
- PERFECT AS A STUDIO OR HOBBY ROOM
- TEA/COFFEE POINT
- SHORT AND LONG TERM LEASES

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## Summary

Available Size	496 sq ft / 46.08 sq m
Rent	£495 per month
Business Rates	N/A
Service Charge	£35 per month
Estate Charge	N/A
EPC	Upon enquiry

## Viewings

Strictly by prior appointment through the agents.



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## Location

Marlborough is the market town and civil parish in the English county of Wiltshire, on the Old Bath Road, the former main road from London to Bath. The town is on the River Kennet, 24 miles north of Salisbury and 10 miles south-east of Swindon.

Elcot Park has excellent communication links to the whole of the M4, Devizes, Swindon, Newbury and Andover. It is particularly close to Marlborough College, Salisbury Plain and Stonehenge.

## Description

Our Uffcott 3 office may be on the first floor but this means natural light in abundance with windows on south and west sides. A warm, cosy and bright space which is perfect to be used as an office or studio. It features a private entrance, WC and tea/coffee point.