

35 Marlborough Street

Faringdon, SN7 7JL



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



TO LET

1,086 TO 3,389 SQ FT
(100.89 TO 314.85 SQ M)

£15,000 PER ANNUM

**Prominent Character
Retail/Showroom
Premises located in town
centre**

- Prominently located
- Gas Central heating
- LED lighting
- 3 Phase power
- Three storey building

conwayscommercial.co.uk
01865 302 610



Summary

Available Size	1,086 to 3,389 sq ft
Rent	£15,000 per annum
Rateable Value	£10,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property comprises a prominent three-story building of brick construction with a rendered front elevation and pitched roof. It provides flexible commercial space on three floors in a character building.

Amenities include:

- *Gas central heating
- *LED lighting
- *3 phase electricity supply
- *Kitchen
- *WC

Location

Faringdon is an attractive market town located off the A420 approximately 18 miles west of Oxford and 10 miles north east of Swindon and benefits from good local amenities.

The property enjoys a prominent corner location at the junction of Marlborough Street and Park Road (A417).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,086	100.89	Available
1st	1,124	104.42	Available
2nd	1,179	109.53	Available
Total	3,389	314.84	

VAT

All figures exclude VAT where chargeable

Legal Costs

Each party to bear their own costs

Viewing

Strictly by appointment with Conways Commercial



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