

Unit E2

Wagon Yard, London Road, Marlborough, SN8 1LH



Key Highlights

- Popular courtyard setting
- £5,500 pa
- No VAT on rent
- New lease
- Internal repairing lease



Description

Unit E2 is a ground floor unit that could be used for a variety of purposes including studio; workshop or storage. The space has windows in both the front and rear elevations. Internally there is one partitioned room. Toilet facilities are provided in a communal block across the Wagon Yard courtyard.

The Unit has 1 allocated car parking space.

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
Ground	420	39.02	Available
Total	420	39.02	

Terms

The unit is offered on a new internal repairing lease for a term of 5 years, with a tenant break option available at the end of the 3rd year. If the break option is not operated, the rent will be subject to an Index Linked increase.

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 exterior of the property. There is NO service charge payable.

Rent

£5,500 per annum. No VAT is payable on the rent

Rateable Value

The Valuation Office Agency website lists the Rateable Value of the property from 1st April 2026 as £4,900. It is therefore 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 76 in Band D.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0293-0467-3830-3800-2103>

Legal Costs

Each party will be responsible for their own legal costs

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