



**Manton West, Elcot Mews, Elcot Lane, Off London Road
Marlborough, SN8 2BG**

OFFICE / WORKSHOP

**759 sq ft
(70.51 sq m)**

- BRIGHT AND MODERN
- PRIVATE KITCHEN
- PRIVATE BATHROOM
- FRONT AND REAR ENTRANCE
- 2 COMPLIMENTARY CAR PARKING SPACES
- FLEXIBLE TERMS AVAILABLE



Summary

Available Size	759 sq ft / 70.51 sq m
Rent	£759 per month plus VAT
Rateable Value	£7,700
Rates Payable	£3,842.30 per annum
Rates Comment	Small Business Rates Relief may apply
Service Charge	£45 per month plus VAT
EPC	C (57)

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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.

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Description

A bright, light and modern space which is multi-functional and beautifully presented. This 779 sq ft unit can be used for a workshop, studio or an office. A kitchen area is fitted inside, along with skylights giving lots of natural light and a private front entrance. There is also a private bathroom plus two complimentary car parking spaces.

Viewings

Strictly by prior appointment through the agents.

