

TO LET

3, Hertford Court, Marlborough Business Park, Marlborough

Fitted unit immediately available

**Hartnell
TaylorCook**



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LOCATION - SN8 4AW

The property is situated on Hertford Court in Marlborough Business Park. With a population of around 8,500, Marlborough is a market town in the county of Wiltshire.

Marlborough Business Park is a mixed use scheme with occupiers including **Tesco Superstore**, **BP Petrol Filling Station**, **Subway** and **Screwfix**. The subject unit forms part of a larger block occupied by **Ensign Water Softener** and **Fulcrum Commercial Kitchens**.

DESCRIPTION

The subject property is a steel portal frame construction with profile roof and cladding and part brick infill. The property is arranged over ground and first floor. The unit benefits from a shared car park and loading to the front.

ACCOMMODATION

The demise provides the following approximate areas:

Ground floor: 96.89 sq m (1,043 sq ft)

First floor: 49.62 sq m (502 sq ft)

TENURE

Offers are invited for an assignment of an effective full repairing and insuring lease which expires on the 21st of February 2031.

USE

The current use is within the D1 use class. However, the lease allows for D1, Sui Generis or any non-food A1 retail use (subject to a change of use.)

RENT

The passing rent is £16,000 pax, which increases to £17,000 pax in February 2021 and to £18,000 pax in February 2026.

RATES

The property has a rateable value of £9,000. Please confirm the actual rates payable with the local authority.

EPC

To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with the transaction.

VIEWINGS

For further information or to arrange a viewing, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
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T. 0117 923 9234

htc.uk.com

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LANDMARK INFORMATION

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SUBJECT TO CONTRACT

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