

UNIQUE TOWN CENTRE OFFICE TO RENT - 750 TO 11,000 SQ FT
MARLBOROUGH, 6 HIGH STREET, SN8 1AA, WILTSHIRE
MARKET HOUSE & SAVERNAKE HOUSE

- **HEAD OFFICE OPPORTUNITY**
- **ON SITE PRIVATE CAR PARKING**
- **FIRST TIME TO MARKET IN 25 YEARS**
- **NEW LEASES AVAILABLE**



**BLACK
STANNILAND**

Black Stanniland
The Smiths Building, 179 Great Portland Street,
London W1W 5PL
0207 526 2010
www.blackstanniland.com

IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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LOCATION:

Marlborough is a thriving market town in Wiltshire with excellent road connections via the M4 & A303 providing quick access to Swindon, Bath, Bristol, Oxford and London (all under 1 hour 45 minutes). Marlborough has a thriving retail and leisure scene with a recently opened Rick Stein restaurant on the High Street and Raymond Blanc set to open soon.

AVAILABILITY:

MARKET HOUSE:

FLOOR	SIZE (SQ FT)	RENT (PER SQ FT)	AVAILABILITY
Basement	1,299	POA	Available
Ground	361	POA	Available
1st	2,641	POA	Available
2nd	2,836	POA	Available
3rd	1,886	POA	Under offer
TOTAL	9,023 SQ FT		

SAVERNAKE HOUSE:

FLOOR	SIZE (SQ FT)	RENT (PER SQ FT)	AVAILABILITY
Ground	1,902	POA	Available
1st	768	POA	Available
2nd	1,469	POA	Available
3rd	1,886	POA	Let
TOTAL	6,025 SQ FT		

DESCRIPTION:

The available space is contained within 2 adjoining buildings - Market House, which fronts onto the High Street with Savernake House adjoining to the rear.

AMENITIES:

- Private car parking with gated entrance (*as pictured*)
- Spectacular town and country views
- Good natural light
- Raised floors
- Showers & WC
- Kitchenettes
- Short walk to Rick Stein and Raymond Blanc restaurants

TERMS:

RENT	RATES	SERVICE CHARGE
Price on application	£7- £9.75 psf	£3 psf
<ul style="list-style-type: none"> • New leases available direct with the landlord. • Incentives available. • The buildings are available either as a whole or on a floor by floor basis. 		

LOCATION & PLANS:

- <https://goo.gl/maps/j71aBZkFWXQA7Abg9>
- Floorplans available on request.

EPC:

Available on request

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