



**TO LET**

# Units A & B, Elm Tree Park

Marlborough, Wiltshire SN8 1PS

Ground Floor Office – 1,367 sq ft (127 sq m) approx



# Location

Marlborough is a popular and attractive market town situated approximately 10 miles south of Swindon and the M4 motorway via the A346 and 18 miles west of Newbury.

The Estate is accessed off the A4 Bath Road approximately one mile west of Marlborough where it meets the A419 some 8 miles north of Junction 15 of the M4. Calne is situated approximately 7 miles to the west. Pewsey offers a mainline railway station approximately 6.5 miles away.

Elm Tree Park is a well established cluster of warehouse & workshop buildings, offices and a gym facility. Other occupiers include Trident Water, Auto Unique, Kellaway Building Supplies and Marlborough Fitness & Performance Centre.

**M4 – J15**



**10 miles south**

**Swindon**



**12 miles south**

**Marlborough**



**1.75 miles**

**Pewsey**



**6.5 miles**



# Accommodation

## Description

Units A & B comprise a self-contained ground floor suite which is part brick and part timber clad under a pitched roof. There are double glazed upvc windows and three sets of double doors providing easy access.

The premises have most recently been used as offices and are primarily open plan in nature. The building benefits from the following:

- Electric central heating
- Suspended ceiling incorporating LED lighting
- Meeting rooms and storage facility
- Ladies & Gents WC's and kitchenette facility

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Car Parking

There is an above average number of car parking spaces available.

Area	Sq ft	Sq m
Ground Floor	1,367	127
<b>TOTAL</b>	<b>1,367</b>	<b>127</b>

**Plentiful parking**



**EPC Rating - B**



**Open plan layout**



**Suspended ceilings**



**LED lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We understand that property is suitable for Class E (Commercial, Business & Service). Interested parties should make their own enquiries to the Planning Department of Wiltshire Council. Tel: 00300 456 0100 [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

## Business Rates

The Valuation Office Agency describes the property as “Office and Premises” with a rateable value of £9,500.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)

## Energy Performance Certificate

The EPC Rating is B (49) and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The property is available on a new full repairing lease for a term to be agreed. The Landlord is amenable to making alterations to suit an individual occupier’s needs.

## Rent

The premises are offered to let at a rent of £1,500 per calendar month exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

## Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

12 Pine Court  
Kembrey Park  
Swindon  
SN2 8AD

[www.alderking.com](http://www.alderking.com)

**AK Ref:** JDG/DLN/97694

**Date:** January 2023

**Subject to Contract**



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## Important Notice

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### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.





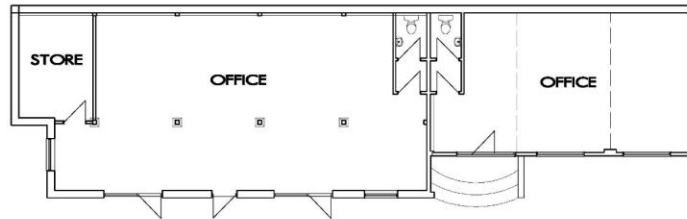
PRELIMINARY DRAWING



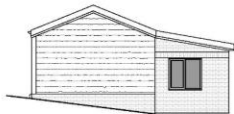
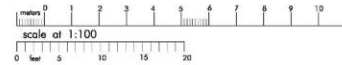
FRONT ELEVATION



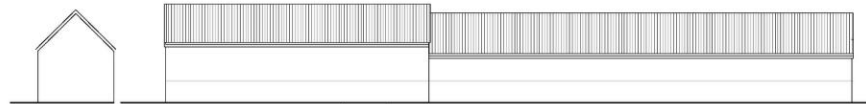
SIDE ELEVATION



PLAN



SIDE ELEVATION



REAR ELEVATION

PRELIMINARY DRAWING



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 Date: Wednesday, 19 November, 2014

REVISIONS

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2	Elm Tree Park		
3	pk/	19-11-2014	1:100@A2
4	Offices as existing		
5	EXISTING_Elm Tree Office PDR.dwg		

