



Suite A, Market House Business Centre, Old Town,  
Swindon SN3 1QY: TO LET £13,500 p/a inclusive

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# Suite A Market House Business Centre Old Town, Swindon, Wiltshire SN3 1QY

£13,500 per annum inclusive

## LOCATION

Market House is situated in Old Town at the junction of Marlborough Road and Newport Street. The office suite within Market House Business Centre is located on the second floor and is accessed from a communal entrance at ground floor level off Marlborough House.

## ACCOMMODATION

Suite A: 923sq.ft (86sq.m)  
Can be split / sub-divided.

The office suite is well presented with good decoration, carpets and window blinds. There are shared kitchen and WC facilities, plus two dedicated car parking space provided at the rear of the building.

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## RENT

Rent includes all utilities and buildings insurance. The tenant will be responsible for the cost of the telephone and broadband. Business Rates will be the Tenant's responsibility.

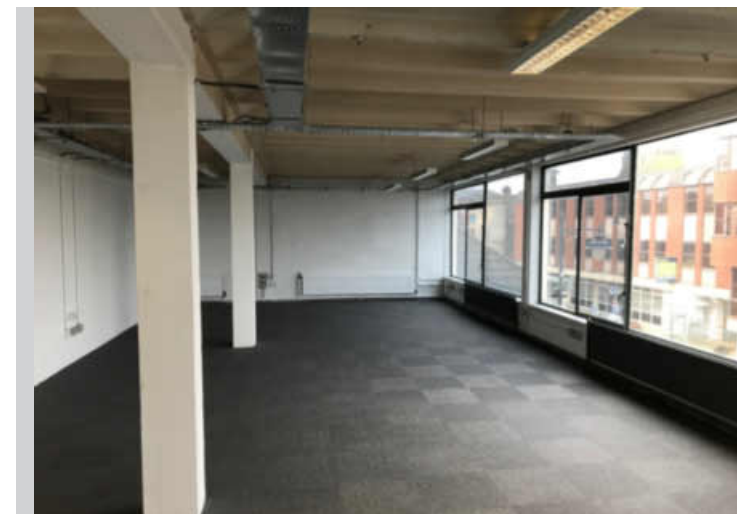
## LEASE TERMS

New Lease available for a term of 3 years. A Landlord & Tenant option to break is granted on or anytime after 9 months with 3 months prior notice. A 1 month deposit will be required.

## LEGAL COSTS

Each party to bear their own legal costs.

EPC - Rating is D.



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