



1st Floor Offices, Marlborough House, Faringdon
TO LET - £6,250 p.a.x.

marriotts
property llp

1st Floor Offices, Marlborough House

2 Bromsgrove, Faringdon, Oxon, SN7 7JQ

£6,250 p.a.x.

LOCATION

Faringdon is an attractive market town, well situated off the A420, with Oxford approx. 19 miles to the east and Swindon 12 miles to west of the town, providing good access to the M4 and M40 motorways.

Marlborough House is prominently situated on the corner of Marlborough Street and Bromsgrove overlooking the public highway. The offices will be found on the 1st floor directly above Farcycles Bike Shop.

DESCRIPTION

A modern suite of 3 offices located across the first floor of a handsome period building, with a shared entrance off Bromsgrove. The suite benefits from good natural light, fluorescent strip lighting, electric heating and is carpeted throughout. A shared unisex toilet is provided on the ground floor.

ACCOMMODATION

Ground Floor

Shared entrance & WC:

First Floor

Office 1: 17'5" x 16'1"

Office 2: 12'7" x 9'

Office 3: 16' x 9'6"

Total N.I.F.A. approx.551 sq.ft. (51.2 sq.m.)

TENURE

A new lease is available under internal repairing terms, to be excluded from The Landlord & Tenant Act 1954. The Tenant is to contribute a fair proportion towards redecoration of the communal areas.

DEPOSIT

A 3 month deposit will be required.

VAT

VAT is not payable.

CLEANING

Cleaning of the communal areas and toilet is arranged by the Tenants and shared equally.

BUILDINGS INSURANCE

Approx. £400 per annum

BUSINESS RATES

Rateable Value £5,600.

Small Business rates relief / exemption may be available.

EPC

The offices has an energy rating of E.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

