



Suite E, Market House Business Centre, Swindon, SN3 1QY  
TO LET £650 pcm (inclusive of utilities & 1 Parking Space)

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# Suite E, Market House Business Centre, Swindon, Wiltshire, SN3 1QY

£650 pcm (inclusive of utilities & 1 Parking Space)

## LOCATION

Market House is prominently situated in Old Town at the junction of Marlborough Road and Newport Street. Access is provided via a ground floor communal entrance at the front of the building.

To the rear of the building is a private car park within which one dedicated parking space is provided.

## DESCRIPTION

Located across the second floor, Suite E comprises two interconnecting offices. Offering modern office accommodation, the premises benefits from gas fired central heating, Cat 2 lighting and carpets. Fibre broadband connections are available to the building. A shared kitchen is provided on the second floor, along with Ladies and Gents WC's.

## ACCOMMODATION

Office 1: 17'4" x 13'1"

Office 2: 14' x 13'8"

N.I.F.A. approx. 418 sq.ft. (38.83 sq.m)

## RENT

Rent includes all utilities, heating and buildings insurance. The tenant is responsible for the cost of the telephone & communications.

## LEASE TERMS

A new lease is available for a minimum term of 3 years under internal repairing terms. A Landlord & Tenant option to break is granted on or after 9 months with 3 months prior notice.

## DEPOSIT

A one month deposit is required.

## BUSINESS RATES

Rateable Value: £3,900.

The Tenant's responsibility, Small Business Rates relief / exemption may be available.

## ENERGY PERFORMANCE CERTIFICATE

The offices have an energy rating of C.

## LEGAL COSTS

Each party to bear their own legal costs.

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