



Suite G, Market House Business Centre, Swindon, SN3 1QY
TO LET £530 pcm (inclusive of utilities & 1 Parking Space)

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property llp

Suite G, Market House Business Centre, Swindon, Wiltshire, SN3 1QY

£530 pcm (inclusive of utilities)

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 1 dedicated parking space is provided.

DESCRIPTION

Located on the first floor Suite G, offers a single modern office and benefits from gas fired central heating, Cat 2 lighting, good natural light, and carpets. Fibre broadband connections are available to the building. Shared kitchen and Ladies & Gents WC's are provided.

ACCOMMODATION

Suite G / Office: Approximately N.I F.A. 301 sq.ft. (27.9 sq.m.)

RENT

£530.00 pcm, which includes all utilities, heating and buildings insurance.

COMMUNICATIONS

The Tenant will be responsible for the cost of the telephone, broadband and 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 1 month deposit is required.

BUSINESS RATES

Rateable Value: £3,750.

Business Rates are 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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Faringdon
9 Market Place
Faringdon, Oxon
SN7 7HL

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

www.marriotts.co.uk

