



Angel House, 7 High Street, Marlborough, SN8 1AA

- Flexible Lease Terms
- From 120 sq ft
- Fully refurbished
- Professional offices
- BT Infinity fibre broadband*

LOCATION:

Angel House is situated in the heart of Marlborough Town Centre which boasts numerous national and specialist high quality retailers, bars and restaurants. With a population of approximately 7,500, Marlborough has seen the development of high quality town centre residential schemes, underpinning the strength of the town as a prestigious location for business, living and leisure.

Communications are excellent with Junction 15 of the M4 being within 8 miles and high speed rail links nearby to London Paddington.



DESCRIPTION:

Angel House provides individual office suites in an attractive Grade II Listed Georgian building on Marlborough High Street.

Office suites from 100 to 400 sq.ft. are situated on the ground, first and second floors. Immediate occupation is available and the standard arrangement includes:

- Inclusive rents*
- Fully refurbished
- 24/7 access
- CAT—5E cabling in larger suites
- Kitchen facilities
- CAT—2 lighting

* No business rates, services charges, building insurance, or external repairs. Excludes telephone and broadband services.

ACCOMMODATION:

Office	5	7
Sq.ft.	120	130
Monthly Licence Fee	£295	£295

NOTE:

Graham + Sibbald or a partner or an employee has a legal interest in this property.

LEGAL COSTS:

Each party is to be responsible for its own legal costs incurred in any transaction.

EPC:

Exempt.

VAT:

All prices, rents, premiums, etc are quoted exclusive of VAT (if applicable).

To arrange a viewing please contact:

Murray Walker, Graham + Sibbald

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: May 2022