



TO LET



The Dutch Barn, Elm Tree Park

Marlborough, Wiltshire SN8 1PS

Offices and Workshop – 3,338 sq ft (310 sq m) approx

Location

Marlborough is a popular and attractive market town situated approximately 10 miles south of Swindon and the M4 motorway via the A346 and 18 miles west of Newbury.

The Estate is accessed off the A4 Bath Road approximately one mile west of Marlborough where it meets the A419 some 8 miles north of Junction 15 of the M4. Calne is situated approximately 7 miles to the west. Pewsey offers a mainline railway station approximately 6.5 miles away.

Elm Tree Park is a well established cluster of warehouse & workshop buildings, offices and a gym facility. Other occupiers include Auto Unique, Kellaway Building Supplies and Marlborough Fitness & Performance Centre.

M4 – J15



10 miles north

Swindon



12 miles north

Marlborough



1.75 miles

Pewsey



6.5 miles



Accommodation

Description

The Dutch Barn comprises fully self contained ground floor offices and a workshop/store with roller shutter door for vehicular access, loading and unloading.

The unit benefits from the following:

- Oil fired central heating
- Fitted kitchen
- Ladies & Gents WCs
- Roller shutter door
- Ample on site parking

Services

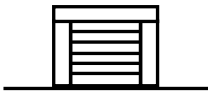
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Car Parking

A minimum of 10 spaces will be made available.

Area	Sq ft	Sq m
Workshop/Warehouse	1,437	133.5
Offices	1,901	176.6
TOTAL	3,338	310.1

Surface Level Door



3 Phase Power



Plentiful Parking



Separate Offices



LED lighting



Kitchenette/Rest Area



Planning | Rates | EPC | Terms

Planning

We understand that property is suitable for Class E (Commercial, Business & Service). Interested parties should make their own enquiries to the Planning Department of Wiltshire Council. Tel: 0300 456 0100 www.wiltshire.gov.uk

Business Rates

The Valuation Office Agency describes the property as “Offices and Premises” with a rateable value of £22,250.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing lease for a term to be agreed.

Rent

The premises are offered to let at a rent of £25,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a Rental Deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that any prospective tenants establish the VAT implications before entering into any agreement.

Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

12 Pine Court
Kembrey Park
Swindon
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www.alderking.com

AK Ref: JDG/DLN/97694

Date: January 2024

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



