



Office 1, The Potters Yard

Malmesbury, Wiltshire, SN16 9AU

Price Guide: £4,250 pa

Excellent self contained ground floor office, conveniently situated in the centre of Malmesbury suitable for small business. Shared kitchen and facilities. Available immediately on a long term basis - £4250 pa plus service charge.

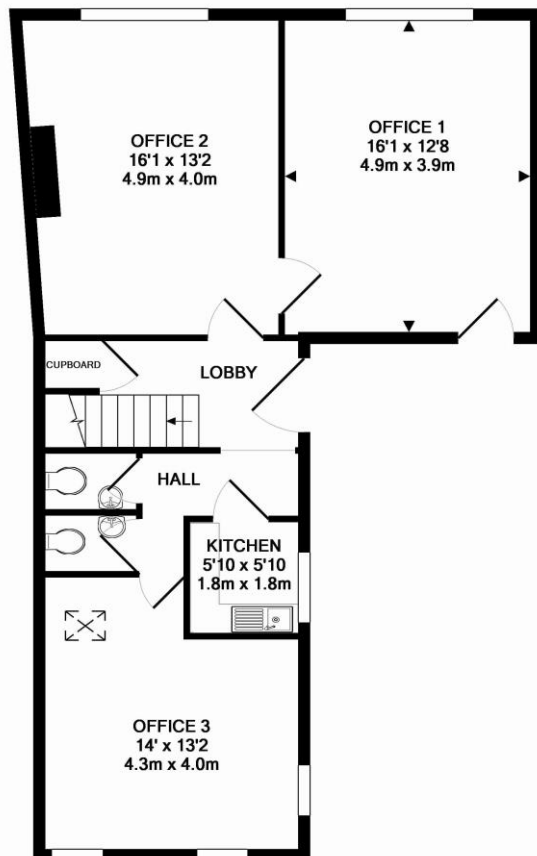
Description

An excellent self contained ground floor office c. 185 sq.ft located in a central location overlooking the High Street in Malmesbury. Part of a suite of five offices, this office has its own entrance but also a share of the communal hall, kitchen, separate ladies and gents wc's. 'Unit 1' is available vacant and available with flexible lease options from £4,250 pa plus a small service charge.

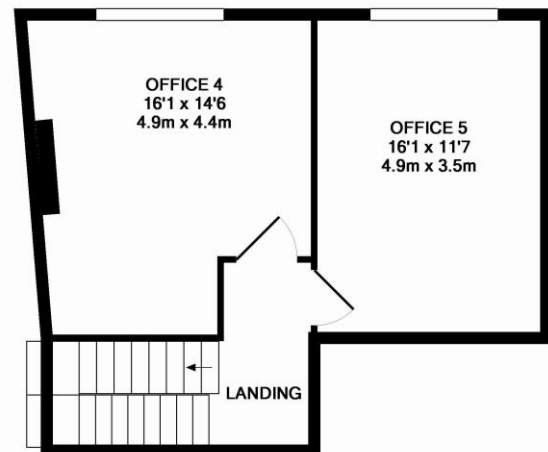
Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has

numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).



GROUND FLOOR
APPROX. FLOOR
AREA 741 SQ.FT.
(68.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1221 SQ.FT. (113.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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