

For Sale — Investment Opportunity

ROYAL MAIL SORTING OFFICE, HYDE LANE,  
MARLBOROUGH, WILTSHIRE SN8 1ZZ





## Opportunity Summary

- Freehold for sale.
- Building: 5,477 sq ft (GIA).
- Site: 0.428 acres.
- Let to Royal Mail Limited until 18th March 2028.
- Total rent reserved of £37,780 per annum exclusive.
- An affluent and historic market town


Total Net Income:  
**£37,780 per annum**

Price:  
**£625,000**  
(Subject to Contract)

Net Initial Yield:  
**5.75%**  
(Assuming purchase costs of 6.8%)

## Location

Marlborough is a historic market town in the heart of the North Wessex Downs. The attractive and affluent town is located within a Conservation Area and an Area of Outstanding Natural Beauty sitting on the River Kennet. The subject is situated behind the High Street and is accessed off Hyde Lane. The town is 24 miles North of Salisbury and 10 miles Southeast of Swindon.

 Marlborough boasts good infrastructure being situated 8 miles South of the M4 motorway on the A436.

 Additionally, the town benefits from train stations in Great Bedwyn Pewsey, and Hungerford with services running from London Paddington via Reading and Newbury.

 Southampton Airport is the closest airport to Marlborough and is 36.3 miles away. Other nearby airports include Bristol 42.3 miles and London Heathrow 55.7 miles.





## Description

The property was built for Royal Mail as their delivery and sorting office. It is a detached industrial/warehouse building of steel portal frame construction with brick and block walls under a tiled mansard style roof. The property has an eaves height of 6.7m with a maximum of 7.9m in the ground floor warehouse space. The building sits on a 0.428 acre site benefitting from a concrete brushed finish. The secure yard has 11 marked car parking spaces, and there are a further 9 allocated car parking spaces to the side of the property.

The ground floor warehouse benefits from suspended strip lighting, gas fired warm air blowers, vinyl flooring throughout, single and double personal access doors, two small private offices, male and female WC's and a disabled WC. The first floor has open plan office accommodation and a staff room/canteen benefiting from a suspended ceiling with mineral fibre tiles, fluorescent strip and LED lighting, gas fired heating system, carpet and vinyl flooring, kitchen with hot water heater.

## Accommodation

We have measured the property on gross internal basis and calculated the following areas:

Ground floor warehouse:	347.12m <sup>2</sup>	3,736ft <sup>2</sup>
Ground floor office/WC/stairwell:	87.98m <sup>2</sup>	947ft <sup>2</sup>
First floor office and staff room:	73.73m <sup>2</sup>	794ft <sup>2</sup>
<b>Total:</b>	<b>508.84m<sup>2</sup></b>	<b>5,477ft<sup>2</sup></b>



### Tenancy

The premise is let entirely to Royal Mail Group Limited on a 10-year FRI lease commencing 19th March 2018. The passing rent is £37,780 per annum and the lease is within the provisions of the Landlord and Tenant Act 1954.

### Planning

For a Royal Mail Sorting Office or B1 Light Industrial Use.

### Price

Offers in the region of £625,000 (Subject to Contract).

### VAT

All quoting prices are exclusive of any VAT which may be payable at the prevailing rate.

### Rateable Value

Interested parties are advised to confirm this with the local authority.

### Energy Performance Certificate

Available upon request.

### Tenure

The property is held on freehold under the title number WT250484 subject to the existing lease in place shown edged in red above.

### Legal Costs

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



To arrange a viewing please contact:



**Zak Los**  
Zak.Los@g-s.co.uk  
07392 087 514



**Murray Walker**  
Murray.Walker@g-s.co.uk  
07920 492 736

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