



The Calf House, Lower Farm, Chisbury, SN8 3JA

A secure, large and well positioned traditional brick workshop unit in a peaceful rural location with shared lavatory facilities.

The Calf House comes to a total of approximately 633 sq ft and benefits from a southerly aspect, high ceilings, electricity, water, a wash basin and allocated parking.

Chisbury is within a short distance of the A4 which connects directly to Marlborough, Hungerford & Newbury.

- 416 sq ft main workshop and 216 smaller room.
- Immediate occupation available.
- Full repairing and insuring lease.
- Flexible terms excluded from the L&T Act 1954.
- Services: Mains water & electricity.
- Not currently rated.
- **To let: £445 pcm plus VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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