



STIBBARD  
PROPERTY



### **The Old Tractor Shed, Lower Farm, Chisbury, SN8 3JA**

A substantial concrete portal frame building in a peaceful rural location with separate access, a large yard and shared lavatory facilities.

The Old Tractor Shed comes to a total of approximately 2,048 sq ft and benefits from cladded elevations to the North, East & West and allocated parking.

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

- 11,856 sq ft of yard area.
- Immediate occupation available.
- FRI lease excluded from the L&T Act 1954.
- Services: Single phase electricity & water.
- Not currently rated, predicted rateable value of £11,000 (would qualify for small business rate relief).
- **To let: £920 + VAT pcm.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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