



STIBBARD  
PROPERTY



**Unit 6, Lower Herdswick Farm, Ogbourne St George, Marlborough, SN8 1SY**

A secure, well positioned concrete block & steel portal frame storage unit in a peaceful rural location.

Unit 6 comes to a total of approximately 4,646 sq ft and benefits from an up and over roller shutter door, electricity, water and allocated parking.

Ogbourne st George is within a short distance of the M4 which connects directly to Swindon & Newbury.

- 4.3m minimum eaves height.
- 7 minute drive from Marlborough.
- Flexible terms, to be agreed.
- FRI lease excluded from the L&T Act 1954.
- Services: Mains water & 3 phase electricity.
- Not currently rated.
- **To let: £1,550 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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