



STIBBARD  
PROPERTY



**127a High Street, Hungerford, Berkshire, RG17 0DL**

A well-appointed modern first floor office suite in the centre of Hungerford High Street.

The unit comprises four office rooms and a board room with the use of shared kitchen and WC facilities. The unit benefits from remote access and a keypad for entry.

Hungerford is situated within easy reach of Newbury & Marlborough along the A4 & M4 and benefits from a mainline railway connection to London Paddington.

- 517 sq ft total area.
- Mains water, drainage and air conditioning.
- Recently re-decorated.
- Service charge & sinking fund £195 per quarter.
- Rateable value of £10,750 (the building therefore qualifies for 100% small business rates relief).
- Property to let: **£7,000 per annum exclusive**.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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