



Unit 3 Hatfield Farm, Oare, Marlborough, SN8 4JE

A well-presented industrial unit situated in a prominent position on the A345 between Marlborough and Pewsey. The property is surrounded by a large yard area which includes plenty of parking. The property is VAT opted. Unit 3 also benefits from offices on the ground and first floors as well as a trade counter.

Marlborough is situated within easy reach of the M4 & A303 via the A346.

- 6,753 sq ft of industrial, office and trade counter space over two floors.
- Services: Mains water, electricity (3 phase), drainage and telephone.
- Rates payable c.£9,960.
- To let as a whole: £31,500pa + VAT.
- Available immediately.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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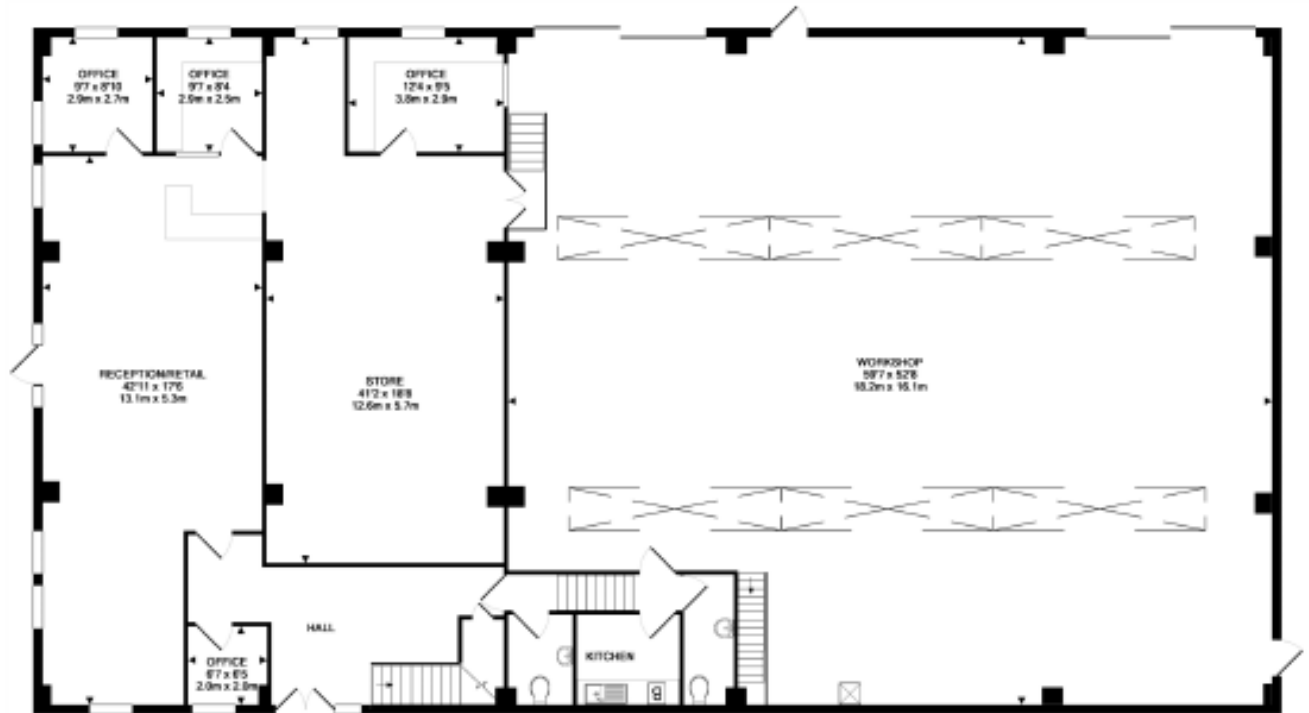
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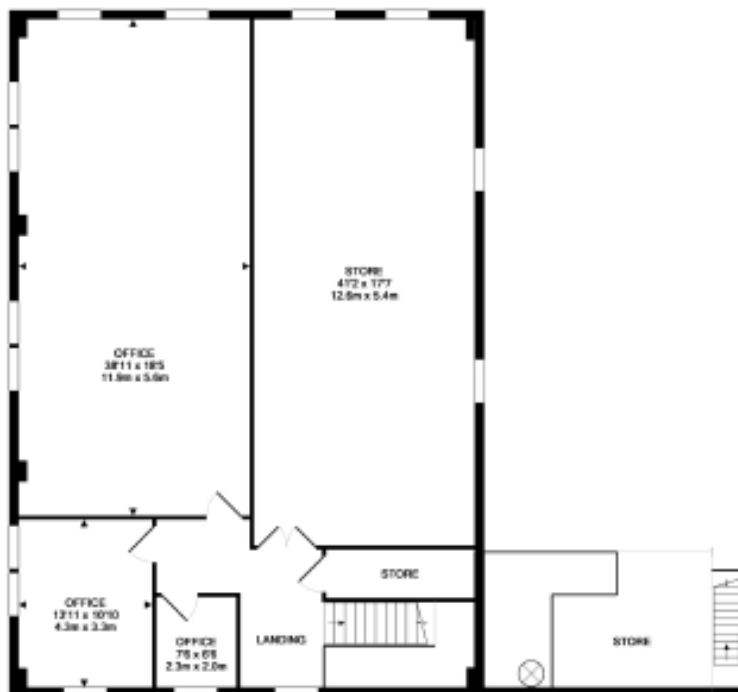


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GROUND FLOOR



1ST FLOOR

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