



**STIBBARD**  
PROPERTY



**Unit 1 Manor Farm, Grafton, Oxon, OX18 2RY**

A flexible industrial unit situated in a peaceful rural location. Unit 1 consists of a large workshop with a total area of 2,561 sq ft. The unit is equipped with a flat concrete floor and benefits from an electric roller shutter door and a personnel door to the side.

Grafton is a short drive from Faringdon, a thriving market town which is situated upon the A420 that connects Swindon with Oxford which lead directly onto the M4 & M40.

- Two parking spaces available to the front.
- Newly refurbished unit.
- 3 phase electricity supply available.
- Further services available subject to negotiation.
- Rateable value: Not currently assessed for business rates.
- To let for £1,375 pcm exclusive.
- Viewing by appointment: contact Andrew Stibbard on 07915 668232.

07915 668232 | [AGS@STIBBARDPROPERTY.CO.UK](mailto:AGS@STIBBARDPROPERTY.CO.UK)  
[STIBBARDPROPERTY.CO.UK](http://STIBBARDPROPERTY.CO.UK)

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