



STIBBARD  
PROPERTY



**Units 2, Fox Farm, Ermin Street, Lambourn Woodlands, Hungerford, RG17 7TR**

A well positioned business unit in a prominent location backing onto Ermin Street.

Units 2 comes to a total of 722 sq ft on the ground floor and benefits from its own kitchen and WC. It also has parking on the gravel outside the unit for two cars.

Ermin Street benefits from significant traffic and is situated within easy reach of the M4 at Junctions 14 & 15.

- Services: Mains water, electricity and drainage.
- Rateable value: £5,900 (eligible for 100% small business rates relief).
- Recently fully refurbished.
- Convenient position just off Ermin Street.
- To let: **between £595 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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