



STIBBARD
PROPERTY



Old Dairy Building, Lower Farm, Chisbury, SN8 3JA

A secure, well positioned concrete block & steel portal frame industrial unit in a peaceful rural location with shared lavatory facilities.

Old Dairy Building comes to a total of approximately 3,500 sq ft and benefits from an up and over roller shutter door, electricity, water and allocated parking.

Chisbury is within a short distance of the A4 which connects directly to Marlborough, Hungerford & Newbury.

- 3,500 sq ft total area.
- Immediate occupation available.
- FRI lease excluded from the L&T Act 1954.
- Services: Mains water & electricity.
- Not currently rated, predicted rateable value of £9,750 (rates payable approx. £4,543.50).
- **To let: £14,000 pa.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648

