



STIBBARD  
PROPERTY



### Lower Room, 7c High Street, Pewsey, Marlborough, Wilts, SN9 5AF

A conveniently placed ground floor office in the centre of Pewsey within very close proximity to the range of services offered by the village and an hour and five minutes from Paddington.

The room comes to a total of 190 sq ft with WC facilities. The village of Pewsey is situated 7 miles south of Marlborough and is on the main Paddington railway line.

- 190 sq ft total area.
- Current planning use D1, suitable for change of use to A1, A2, A3 or B1.
- Single phase electricity.
- Not currently assessed for business rates (but would qualify for small business rate relief).
- Property to let: **£250 per calendar month exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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