



STIBBARD
PROPERTY



**The Workshop, Crowood Farm, Ramsbury,
Marlborough, Wiltshire, SN8 2HE**

An accessible workshop in a rural location with allocated parking, a WC and a 65 sq ft office. The main unit consists of a south facing barn space of c.856 sq ft with a storage garage of 194 sq ft. it comes with a full concrete floor and a concrete yard to the front of approximately 900 sq ft.

The village of Ramsbury is situated between Marlborough and Hungerford with easy access to the M4 & Swindon.

- 1,115 sq ft total area.
- 3 phase electricity supply.
- Suitable for a variety of uses in a rural location.
- Running water (standing charge of £25 pcm).
- Not currently assessed for business rates, though the unit would qualify for 100% small business relief.
- Property to let: **£450 per calendar month inclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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