



**Unit 8 Mill Estate, Little Clanfield, Oxon, OX18 2RX**

A flexible unit situated in a thriving rural industrial estate. The property consists of a large workshop (1,552 sq ft) with a WC on the ground floor and an office upstairs. The unit is equipped with running water and electricity and has large access doors at either end.

Little Clanfield 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.

- Separately metered electricity supply.
- 1,686 sq ft, predominantly on the ground floor.
- Parking spaces available to the front.
- Services: Mains water, electricity, and drainage.
- Rateable value: £5,600: eligible for small business rate relief.
- To let for £795.00 pcm exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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