



1 High Street, Hungerford, Berkshire, RG17 0DN

A prominent and well positioned A2 office unit in the centre of Hungerford with good frontage beside the canal.

The property has a large office with a smaller meeting room to the side coming to a total of 622 sq ft with a store and small kitchen in a building to the rear of the building.

The landlord will consider a change of use if required.

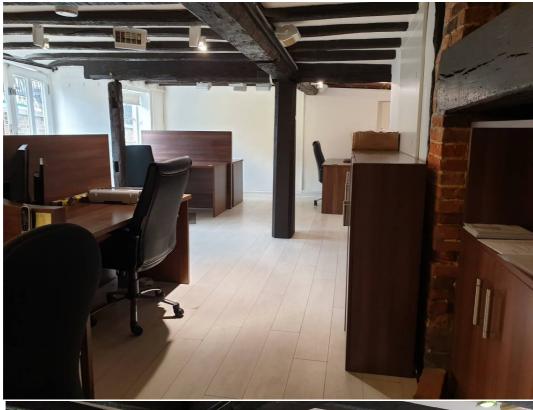
Hungerford is within easy reach of Newbury, Marlborough & London via the A4, M4 & main railway line to Paddington.

- Total area of 659 sq ft.
- Convenient High Street location.
- Effective FRI via a service charge.
- Services: Mains water, electricity and drainage.
- Rateable value of £22,250. (rates payable £7,628). (The rates are in the process of being appealed).
- To let as a whole: £1,000pcm plus VAT.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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