



STIBBARD  
PROPERTY



### 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.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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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





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