



STIBBARD
PROPERTY



**Office 1, Brimslade Farm, Wootton Rivers
Marlborough, SN8 4NG**

A peacefully located first floor office unit in a rural location in an old farm yard. The property consists of a large office with a smaller meeting room to the side together with a kitchen area & WC totalling 574.44 sq ft.

Brimslade is within easy reach of Marlborough & Pewsey via the A346 and B3087. Pewsey benefits from a mainline railway connection to Paddington.

- Main office 385 sq ft. Meeting room 100 sq ft.
- Peaceful rural location near the Kennet & Avon canal.
- Business rates – currently unassessed though the rateable value is expected to be around £4,550.
- Services: Water, electricity and drainage.
- To let: £430 pcm exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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