



STIBBARD
PROPERTY



**The Trainers Office, Windy Hollow, Sheepdrove,
Lambourn, Hungerford, Berkshire, RG17 7XA**

A well-presented rural office unit on the outskirts of Lambourn. The Trainers Office comes to a total of approximately 1,539 sq ft over two floors and benefits from a large reception area, ladies & gents WCs, plenty of desk space, electricity, water and five allocated parking spaces. Lambourn is within a short distance of the M4 which connects directly to Swindon, Newbury & London.

- Main open plan office of 828 sq ft.
- Separate storage room.
- FRI lease excluded from the L&T Act 1954.
- Available at the beginning of March.
- Property not registered for VAT.
- Downstairs office area of 419 sq ft.
- **To let: £1,500 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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