



STIBBARD  
PROPERTY



### **Marridge Hill Office, Marridge Hill, Ramsbury, SN8 2HG**

A durable ground floor office occupying a quiet rural location a short drive from the village of Ramsbury.

This office comprises one room of 340 sq ft with a further 211 sq ft room potentially available. It is equipped with tea making facilities and benefits from shared WC facilities. Ramsbury is situated within easy reach of Hungerford, Marlborough & Swindon (B4192) with easy transport links to the A419, A4 and the M4.

- Burglar and smoke alarms and an entry keypad.
- Shared WC & shower facilities.
- 4 Parking spaces available.
- Services: Mains water & electricity inclusive.
- Rates not currently assessed, though if this office was it would be eligible for small business rate relief.
- Guide price of £425 pcm exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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