



STIBBARD
PROPERTY



**Unit 1, Fox Farm, Ermin Street, Lambourn Woodlands,
Hungerford, RG17 7TR**

An accessible business unit in a prominent location backing onto Ermin Street.

Unit 1 comes to a total of 721.57 sq ft on the ground floor including a workshop WC, kitchenette & separate office room with parking.

Ermin Street benefits from significant traffic and is situated within easy reach of the M4 at Junctions 14 & 15.

- Services: Mains water, electricity and drainage.
- Rateable value: £4,350 (eligible for 100% small business rates relief).
- Main room dimensions 6.4 x 7.8m.
- Due for comprehensive refurbishment by the landlord.
- To let: **£575 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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