



**STIBBARD**  
PROPERTY



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

A convenient storage unit in an accessible location just off Ermin Street. The unit comes to a total of 410.68 sq ft on the ground floor and is equipped with lighting.

There is an option to construct a mezzanine to increase the quantity of storage space if required.

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

- Services: Mains electricity.
- Rateable value: Not currently assessed but is almost certain to be eligible for 100% small business rates relief.
- Windows either end and security light over the door.
- Unit dimensions 3.7 x 10.2m.
- To let: **£150 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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