



STIBBARD
PROPERTY



Unit 3, The Old Foundry, Aldbourne, SN8 2EB

A conveniently placed workshop unit in the centre of Aldbourne. Unit 3 benefits from an up and over roller shutter door, a smooth concrete floor, 100 amp single phase electricity, 40mm roof insulation, a WC and three office rooms to the rear of the unit.

The village of Aldbourne is situated between Marlborough and Hungerford with easy access to the M4 & Swindon along the B4192.

- 1,496 sq ft total area.
- Parking for 2 cars.
- A short walk from the Aldbourne's village amenities.
- Rateable value of £7,200 which qualifies for small business rate relief.
- Property to let: **£1,080 pcm exclusive, payable monthly in advance.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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