



STIBBARD
PROPERTY



The Green Barn, Lower Farm, Chisbury, SN8 3JA

A secure, well positioned concrete block & steel portal frame industrial unit in a peaceful rural location with shared lavatory facilities and parking.

The Green Barn comes to a total of approximately 2,000 sq ft and benefits from an up and over electric roller shutter door, single phase electricity, and allocated parking.

Chisbury is within a short distance of the A4 which connects directly to Marlborough, Hungerford & Newbury.

- Potential for a 3 phase electricity connection.
- Immediate occupation available.
- FRI lease excluded from the L&T Act 1954.
- Services: electricity (water can be connected).
- Not currently rated, though the building is expected to qualify for 100% small business rates relief.
- **To let: £995 + VAT Exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING

