



**STIBBARD**  
PROPERTY



**The Old Grain Barn, Lower Farm, Chisbury, SN8 3JA**

A secure, well positioned traditional industrial unit in a peaceful rural location with shared lavatory facilities and parking.

The Old Grain Barn comes to a total of approximately 1,270 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: £815 pcm.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | [AGS@STIBBARDPROPERTY.CO.UK](mailto:AGS@STIBBARDPROPERTY.CO.UK)  
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