



STIBBARD
PROPERTY



Merlin House, Charnham Lane, Hungerford, RG17 0EY

A modern well presented office building in Hungerford's Charnham Lane business area.

The unit comprises two floors of offices on the ground and first floor with ladies & gents WCs and is also equipped with a 3-phase electricity supply.

Hungerford is situated within easy reach of Newbury & Marlborough along the A4 & M4 and benefits from a mainline railway connection to London Paddington.

- Total area of 1,375 sq ft: 685 sq ft on the ground floor and 690 sq ft on the first floor.
- Fully air conditioned.
- The building is available on a freehold basis.
- Parking for a total of six cars.
- Services: Mains electricity, water & drainage.
- For sale: **£275,000 + VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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