



STIBBARD
PROPERTY



Overtown Yard, Overtown Farm, Wroughton, SN4 0SH

A large and well positioned former agricultural barn, now a storage unit, in a peaceful rural location with shared lavatory facilities and parking.

The Old Machinery Shed comes to a total of approximately 3,632 sq ft and benefits from single phase electricity and allocated parking.

Wroughton is within a short distance of the M4 which connects directly to Swindon, Bristol & London.

- Immediate occupation available.
- Flexible lease terms available.
- FRI lease excluded from the L&T Act 1954.
- Services: electricity & water.
- Not currently rated, though the building is expected to qualify for 100% small business rates relief.
- **To let: £1,750 pcm.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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