



**1 The Wood Barn, Lower Farm, Chisbury, SN8 3JA**

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

The Wood Barn comes to a total of approximately 371 sq ft on the ground floor and benefits from an up and over roller shutter door, electricity and allocated parking.

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

- Roller shutter and secure personnel door installed.
- Immediate occupation available.
- FRI lease excluded from the L&T Act 1954.
- Services: Mains water & electricity.
- Not currently rated, predicted rateable value of £2,000 (eligible for small business rate relief).
- **To let: £215 pcm + VAT Exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.