



STIBBARD  
PROPERTY



#### 4-5 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 742 sq ft on the ground floor and will benefit 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.

- 742 sq ft across two bays.
- Immediate occupation available.
- FRI lease excluded from the L&T Act 1954.
- Services: Mains water & electricity.
- Not currently rated, predicted rateable value of £5,000 (eligible for small business rate relief).
- **To let: £495 pcm + VAT Exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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