



STIBBARD  
PROPERTY



#### Unit 4, Woodlands Yard, Market Lavington, Wilts, SN10 4AF

A well-located office/workshop in the centre of the large village of Market Lavington. The village comprises of a Co-Op, Butchers, Pub and Café. The unit comes to a total of 555 sq ft and comprises an office, a main studio/workshop area, a storeroom, large double doors and a parking space. Market Lavington is situated 8.2 miles from Devizes, 12 miles from Pewsey and 20 miles from Salisbury.

- Current planning use E (Office/Workshop)
- Effective FRI lease (via service charge).
- Rateable value of £2,250, will qualify for small business rate relief
- Ground floor area of 555 sq ft.
- Services: Mains water, electricity, and drainage.
- To let for **£375 pcm** exclusive.
- Viewing by appointment; contact Chris Herridge on 07388 936630.

07388 936630 | CRH@STIBBARDPROPERTY.CO.UK  
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