



STIBBARD  
PROPERTY



### Unit 1, Netherstreet Farm, Chippenham, SN15 2DS

A secure, well positioned industrial warehouse and offices in a peaceful rural location with allocated parking. Unit 1 comes to a total of approximately 5,031 sq ft over two floors and benefits from a separate loading bay to the rear, two separate storage areas / workshops, fully insulated and prepared office with W/Cs, air conditioning and kitchenette. Netherstreet Farm is located between Devizes and Chippenham and is easily accessible from the M4 Motorway.

- Occupation available in August.
- FRI lease excluded from the L&T Act 1954.
- Rateable value of £13,500.
- Fully prepared separate office.
- Separate loading bay and vehicle access to the rear.
- 3 phase electric, water and oil heating.
- **To let: £2,995 pcm +VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

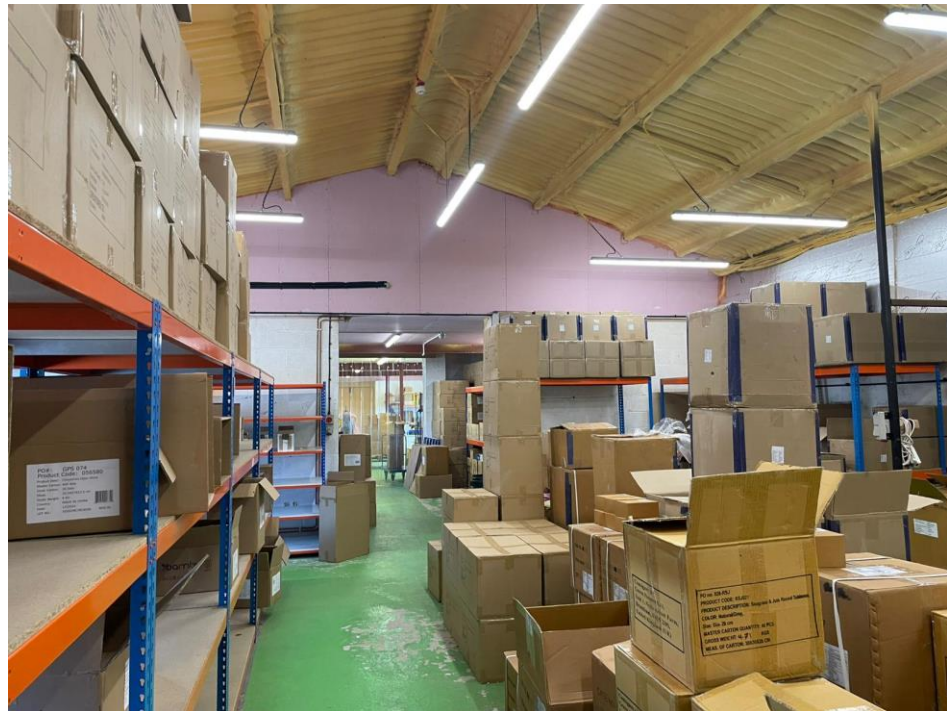
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