



STIBBARD
PROPERTY



Unit 3, South Farm Barns, Water Eaton, SN6 6JU

A secure, well positioned concrete & steel portal frame industrial unit in a peaceful rural location with shared parking. Unit 3 comes to a total of approximately 1,200 sq ft and benefits from an up and over electric roller shutter door, three phase electricity and allocated parking.

South Farm is two miles from the A419 between Swindon & Cirencester and is approximately 10 minutes from junction 15 of the M4.

- Immediate occupation available.
- A recently refurbished unit.
- FRI lease excluded from the L&T Act 1954.
- Services: electricity, water and drainage.
- Rateable value of £8,100 (which qualifies for 100% small business rate relief).
- **To let: £895 pcm.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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