



STIBBARD
PROPERTY



1 Station Road, Hungerford, BS15 1HZ

A well-located industrial unit in the centre of Hungerford for sale or to let. The unit comes to a total floor area of circa 4,271 sq ft.

It comprises a workshop, toilets, kitchenette and office on the ground floor and a mezzanine area and office on the first floor. The unit benefits from an entrance door, a roller shutter door, 3 phase electrics and parking for five vehicles. Hungerford is situated 5 miles from Junction 14 of the M4 and the unit is directly next to the railway station.

- Total area circa 4,271 sq ft.
- Ground floor circa 2,152 sq ft.
- First floor circa 2,100 sq ft.
- Mains electricity, water and drainage.
- Rateable value of circa £25,000.
- Five parking spaces.
- £37,500 + VAT
- For Sale £375,000 + VAT
- Viewing by appointment; contact Chris Herridge on 07388 936630.

07388 936630 | CRH@STIBBARDPROPERTY.CO.UK
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