



**STIBBARD**  
PROPERTY



### **2 Station Road, Hungerford, RG17 0DY**

A well-located industrial unit in the centre of Hungerford for sale. The unit comes to a total floor area of circa 4,310 sq ft. It comprises a workshop, toilets, and kitchenette on the ground floor and a workshop/storage area 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 4,310 sq ft.
- Ground floor circa 2,152 sq ft.
- First floor circa 2,152 sq ft.
- Mains electricity, water and drainage.
- Tenant in occupation.
- Rateable value of circa £29,950.
- Five parking spaces.
- For Sale £395,000.
- Viewing by appointment; contact Chris Herridge on 07388 936630.

07388 936630 | [CRH@STIBBARDPROPERTY.CO.UK](mailto:CRH@STIBBARDPROPERTY.CO.UK)  
**STIBBARDPROPERTY.CO.UK**

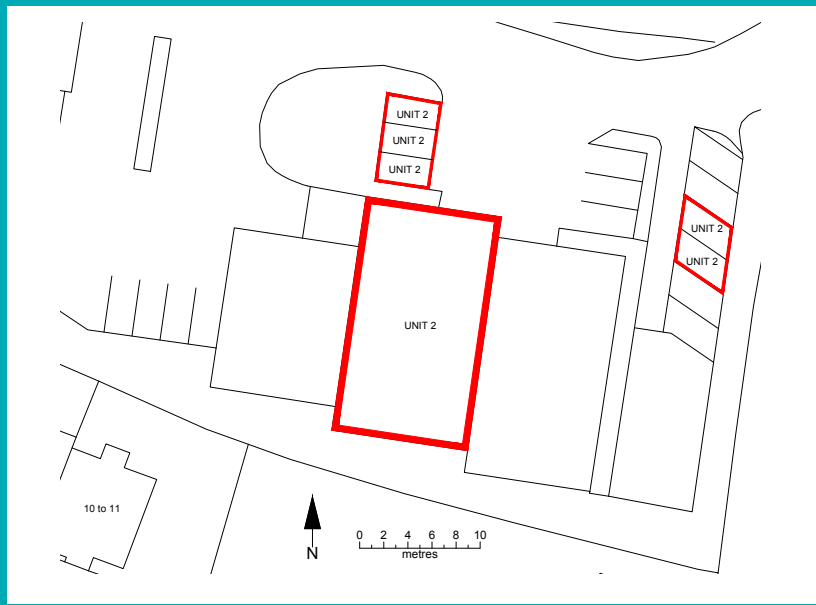
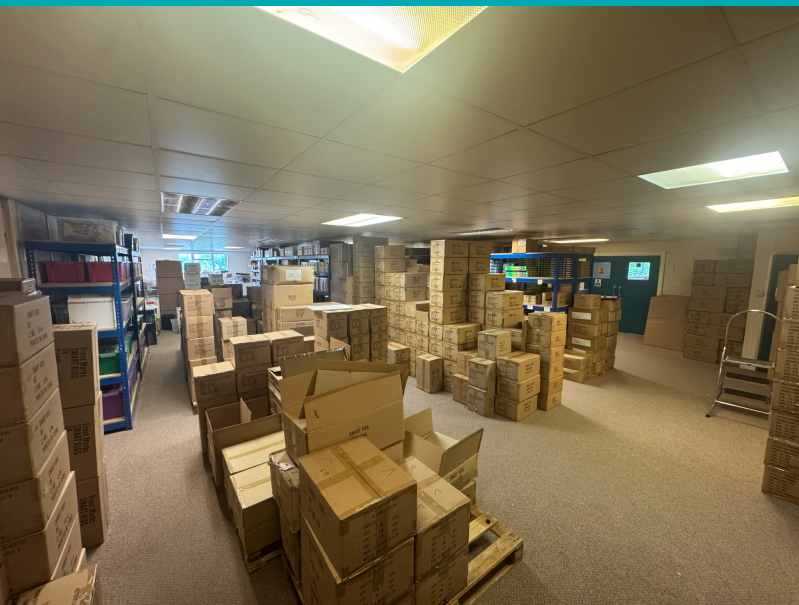
THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING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







STIBBARD  
PROPERTY



07388 936630 | [CRH@STIBBARDPROPERTY.CO.UK](mailto:CRH@STIBBARDPROPERTY.CO.UK)  
[STIBBARDPROPERTY.CO.UK](http://STIBBARDPROPERTY.CO.UK)

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

