



**STIBBARD**  
PROPERTY



### **1-3 Station Road, Hungerford, BS15 1HZ**

A well-located trio of industrial units for sale in the centre of Hungerford. The units come to a total floor area of circa 11,450 sq ft. Unit 1 is currently vacant, unit 2 comes with a tenant wishing to take on a 5-year lease with a 12-month notice rolling break, Unit 3 is partially let with a possibility of renewal. 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 £73,000 as a whole.
- A total of 17 parking spaces.
- For Sale £1,145,000, + VAT
- Viewings by appointment.
- For more details; contact Chris Herridge on 07388 936630.

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

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