



STIBBARD  
PROPERTY



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

A well-located office unit in the centre of Hungerford for sale or to let. The unit comes to a total floor area of circa 2,800 sq ft. It comprises an office, toilets and kitchenette on the ground floor and an office on the first floor. The upstairs office is currently let to a company expiring at the end of August. The unit has the potential to be let as 2 separate spaces or as a whole.

Hungerford is situated 5 miles from Junction 14 of the M4 and the unit is directly next to the railway station.

- Total area circa 2,800 sq ft.
- Ground floor circa 1,400 sq ft.
- First floor circa 1,400 sq ft.
- Mains electricity, water and drainage.
- Rateable value of circa £19,300 combined
- Seven parking spaces combined
- To Let £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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