



Unit 12, Savernake Park Farm, Marlborough, SN8 4NE

A secure, well positioned concrete & steel portal frame industrial unit in a peaceful rural location with an outside yard area. Unit 12 comes to a total of approximately 1,131 sq ft and benefits from an up and over electric roller shutter door with integrated personnel door, single phase electricity and allocated parking. Savernake Park Farm is 3.5 miles from the centre of Marlborough and connects with the M4 to the North and the A303 to the South.

- Occupation available from September 2025.
- The unit benefits from a smooth concrete floor.
- FRI lease excluded from the L&T Act 1954.
- Services: electricity, water and drainage.
- Rateable value unassessed but would qualify for 100% small business rate relief.
- **To let: £725 pcm +VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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