



STIBBARD
PROPERTY



Unit 4a Mill Estate, Little Clanfield, Oxon, OX18 2RX

A flexible ground floor industrial unit situated in a thriving rural industrial estate. The property consists of a large workshop with a separate storage room and large double doors for access. The unit is equipped with running water from a private water supply, 3 phase electricity and has allocated parking. Little Clanfield is a short drive from Faringdon, a thriving market town which is situated upon the A420 that connects Swindon with Oxford which lead directly onto the M4 & M40.

- Separately metered electricity supply.
- GF workshop unit.
- 984 sq ft total area.
- Allocated parking.
- Services: Private water supply, electricity, and drainage.
- Rateable value: eligible for small business rate relief.
- **To let for £450 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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