



STIBBARD  
PROPERTY



**Unit D Hillier's Yard, Marlborough, Wiltshire, SN8 1BE**

A well-positioned Class E unit in the centre of Marlborough, moments from the High Street. The property comprises a ground floor trading area which comes to 512 sq ft and a further 501 sq ft on the first floor with two W/Cs and fridge storage space. The building benefits from electric heating and an outdoor decking area to the front. Marlborough is situated within easy reach of the M4 motorway and direct rail services to London from nearby Swindon & Hungerford.

- Total area of 1,013 sq ft.
- Available on an FRI lease.
- Rateable value of £32,750.
- The unit is opposite Waitrose car park and benefits from two parking spaces and strong footfall.
- Services: Mains water, electricity and drainage.
- **To let as a whole: £2,041 pcm + VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | [AGS@STIBBARDPROPERTY.CO.UK](mailto:AGS@STIBBARDPROPERTY.CO.UK)  
[STIBBARDPROPERTY.CO.UK](http://STIBBARDPROPERTY.CO.UK)

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