



STIBBARD
PROPERTY



**Unit 2, Dutch Barn, Middle Farm, Winterbourne
Monkton, SN4 9NW**

A secure, well positioned concrete & steel frame industrial unit in a peaceful rural location with parking. Unit 2 comes to a total of approximately 291 sq ft and benefits from large opening doors, mains water & electricity.

Winterbourne Monkton is situated 10 minutes to the South of Swindon (and the M4) and within striking distance of Marlborough, Calne and Devizes along the A4.

- Immediate occupation available.
- Concrete floor.
- FRI lease excluded from the L&T Act 1954.
- Services: electricity & water.
- Not currently rated, though the building is expected to qualify for 100% small business rates relief.
- **To let: £150 pcm.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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