



**Units 1B & 2 Little Acre Farm, Stock Lane, Aldbourne,
Marlborough, SN8 2LB**

**HIGH SPECIFICATION
INDUSTRIAL/WAREHOUSE
UNITS IN AN ATTRACTIVE
RURAL LOCATION**

1,504 to 3,008 sq ft
(139.73 to 279.45 sq m)

- HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNITS
- 7 MILES FROM J15,M4
- ATTRACTIVE RURAL LOCATION
- 5M EAVES HEIGHT
- 3 PHASE POWER SUPPLY
- LED LIGHTING



Summary

Available Size	1,504 to 3,008 sq ft / 139.73 to 279.45 sq m
Rent	£15,000.00 per annum per unit
Rateable Value	£14,750.00
Rates Payable	£7,360.25 per annum
Rates Comment	Combined. Small Business Rates may apply
Service Charge	N/A
EPC	C (70)

Location

Aldbourn is well located on the B4192 approximately 8 miles north of Marlborough and 10 miles south of Swindon. Junction 15 of the M4 motorway is approximately 7 miles to the north and access to the M5 can be gained via the A419 at Junction 15.

///what3words

<https://what3words.com/preheated.elevate.faded>

Description

Little Acre Farm is a high specification development within a self contained site. It offers units set in a landscaped rural environment with a good car parking provision.

The units are of steel portal frame construction with profile clad elevations. The units benefit from full height electric loading doors, 2 x WC's per unit, allocated car parking, 3 phase power supply and LED lighting.

Internally the units have a minimum clear eaves height of 5m.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 2 - Warehouse including WCs	1,504	139.73
Unit - Unit 1B - Warehouse including WCs	1,504	139.73
Total	3,008	279.46

Viewings

Viewing and further information is strictly by prior appointment through the joint agents.



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