



TO LET

UNIT 4, STATION YARD, STATION ROAD, HUNGERFORD,
BERKSHIRE, RG17 0DY
1,243 Sq Ft

- Stepped Rent Incentives from - £14,294 pax (£11.50 per sq.ft.)
- 2 parking spaces plus loading bay
- No rates payable
- First floor office space
- Cat 2 lighting, air cooling
- Ground floor eaves height 2.5m

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 4C, STATION YARD, STATION ROAD, HUNGERFORD, BERKSHIRE, RG17 0DY

Unit 4C is a refurbished light industrial / workshop unit available to let within the established **Station Yard Business Park** in Hungerford.

The property provides approximately **1,243 sq ft** of accommodation arranged over ground and first floor levels. The ground floor provides open-plan industrial / workshop space, while the first floor provides ancillary office accommodation.

The unit benefits from single phase power, Cat 2 lighting, air cooling and WC facilities. Loading access is provided via a shutter door measuring approximately **2.4m wide by 2.4m high**.

Externally, the property benefits from **2 parking spaces plus a loading bay**, providing practical space for loading, unloading and day-to-day business operations.

Location

The unit is situated on **Station Road** within the established **Station Yard Business Park**, close to Hungerford town centre.

The location provides convenient access to the **A4** and local transport links, with **Hungerford Station** approximately **0.1 miles away**.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides the following approximate accommodation:

Ground Floor Industrial Space: 621 sq ft

First Floor Office Space: 621 sq ft

Total: 1,243 sq ft / 115.48 sq m approx.

Tenure

To be let on a new FRI lease, terms to be agreed.

VAT

VAT may be applicable

Planning Information

Interested parties should make their own enquiries.

Services

The unit benefits from single phase power, Cat 2 lighting, air cooling and WC facilities. Interested parties should satisfy themselves as to the availability and capacity of all services.

Additional Information

Rent

£1,191 Per Month

Viewing

Strictly by appointment through Petchey Holdings.

Will Morris

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