



Unit 3 Station Yard

Station Road, Hungerford, RG17 0DY

Offices with ground floor storage

5,049 sq ft
(469.07 sq m)

- Property available January 2027
- Ground and first floor offices
- Ground floor storage area
- Kitchenette
- Rear outdoor seating area
- Associated parking
- Close proximity to Hungerford train station

Summary

Available Size	5,049 sq ft
Rent	£65,000 per annum
Rates Payable	£15,768 per annum
Rateable Value	£36,500
Service Charge	TBC
EPC Rating	Upon enquiry

Description

On the Ground Floor of the property there is a lobby area (providing access to Ground and First floor levels), where on the ground floor there is a refurbished office, with a meeting room, a storage room, W.C facilities and then leads onto a Ground Floor storage area. On the First Floor there is an open plan office, with 2 partitioned meetings rooms, W.Cs and a kitchen area. There is an outdoor seating area to the rear of the property.

Location

The property is situated within Station Yard Business Park on Station Road, Hungerford. From the A4 proceed into Hungerford High Street. At the second mini roundabout turn left then left at the top of the hill. Follow the road down to the level crossing then bear right and follow the road where you will see Station Yard in front of you.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office/Storage	2,561	237.92
1st - Office	2,488	231.14
Total	5,049	469.06

Terms

For a lease term to be agreed between the landlord and tenant, subject to vacant possession.

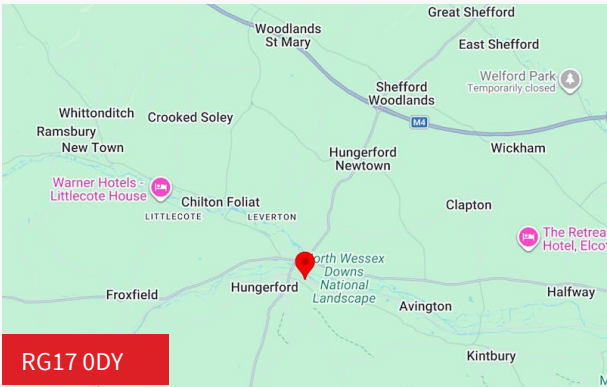
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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