



## Unit 1A Little Acre Farm, Stock Lane, Aldbourne

Marlborough, SN8 2LB

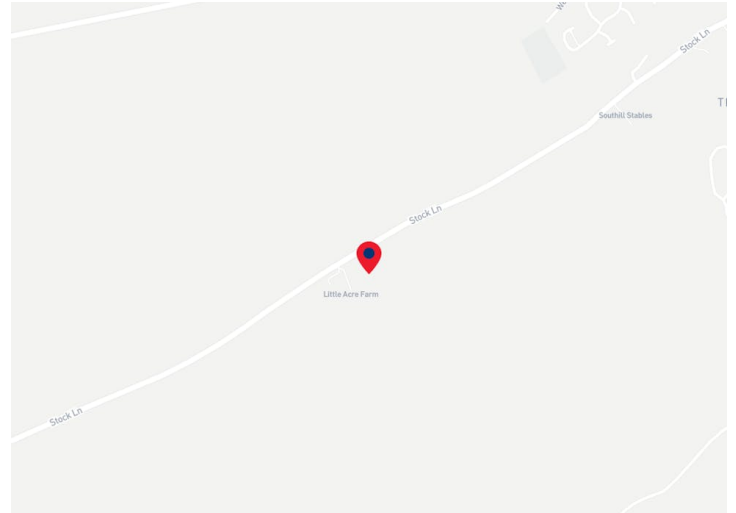
**HIGH SPECIFICATION  
INDUSTRIAL/WAREHOUSE UNIT  
IN AN ATTRACTIVE RURAL  
LOCATION**

**1,504 sq ft**  
(139.73 sq m)

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

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## Summary

Available Size	1,504 sq ft / 139.73 sq m
Rent	£15,000.00 per annum
Rateable Value	£8,100.00
Rates Payable	£4,041.90 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	B (48)

## Location

Aldbourne 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 unit is of steel portal frame construction with part brick and profile clad elevations. The unit benefits from a full height loading door, separate WC's, allocated car parking, 3 phase power supply and LED lighting.

Internally the unit has a minimum clear eaves height of 5m.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse Including WC's	1,504	139.73
<b>Total</b>	<b>1,504</b>	<b>139.73</b>

## Viewings

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



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