

# TO LET

UNIT 4, STATION YARD, STATION ROAD, HUNGERFORD, BERKSHIRE, RG17 0DY  
1,219 Sq Ft

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- Approximately 3 miles from M4 Junction 14
- 8 dedicated car parking spaces
- UPVC double-glazed windows throughout
- Cat 2 lighting, air cooling
- Hungerford mainline railway station with direct services to London Paddington (average 59 minutes)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey  
HOLDINGS

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

The property is situated in the Town of Hungerford, West Berkshire. Hungerford is approx 3 miles from the M4 Junction 14. The A4 and A338 provides good road access in all directions. Hungerford also benefits from a mainline railway station to London Paddington.

The property sits within a self-contained development of 5 similar units.

Unit 4 was built in the 1980's and comprises a two storey building offering ground floor stores/workshop and first floor office space.

The property is built of part brick and part profile sheet clad building. The frame is concrete with cladding fixed to the frame.

The ground floor includes workspace with concrete floor, kitchen, male and female WC's and cleaner's cupboard.

The first floor offices are carpeted with Cat 2 lights, suspended ceilings, electric storage heaters and air cooling. In general the property includes UPVC Double glazed windows throughout and 8 official car spaces (1:290 sq. ft.) to the front and side of the premises.

### Location

Station Yard, Station Road, Berkshire, Hungerford

### Additional Information

#### Rent

£1,375 Per Month

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