



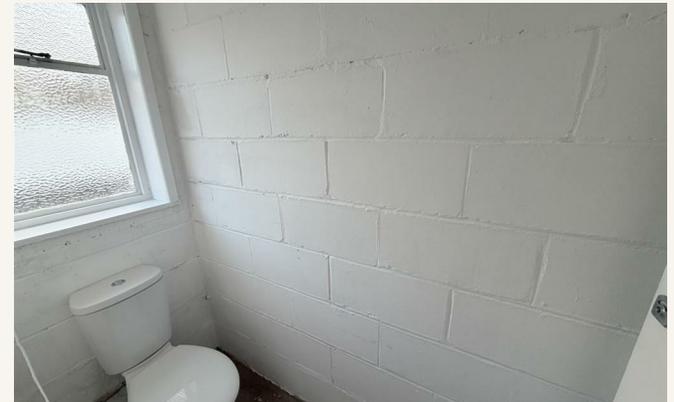
## Rear of The Old School Room

Newbury, Gillingham SP8 4QJ

Welcome to this charming premises located at the rear of The Old School Room in Newbury, Gillingham. Situated in a prime High Street location, this versatile property offers approximately 958 sq ft of space, featuring high ceilings and an abundance of natural light.

Ideal for use as a retail unit, studio, or storage space, the premises come equipped with lighting and power, as well as cloakroom/WC facilities for added convenience. On-site parking is available, and the property is offered on a minimum 3-year lease. The space presents a blank canvas, allowing tenants to tailor it to their own vision and needs. Viewing is by appointment only, don't miss the opportunity to explore this delightful and flexible space in the heart of Gillingham.

**£835 Per month**



## The Property

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## The Location

Discover Gillingham – A Perfect Blend of Town and Country Living

Nestled in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a charming historic town with deep Saxon roots and royal heritage - once home to King John's hunting lodge.

Today, Gillingham is a thriving and welcoming market town that perfectly balances traditional character with modern convenience.

Residents enjoy a wide choice of supermarkets, independent shops, and excellent local schooling, with access to respected independent schools nearby. Healthcare services, sports clubs, a library,

and a well-equipped leisure centre all add to the quality of life.

Superbly connected, Gillingham offers direct rail links to London and Exeter, while the nearby A30 and A303 make travel by road simple and efficient.

Set where countryside and community meet, this development enjoys a peaceful yet convenient location — just a short walk from local amenities and everything this vibrant town has to offer.

## Additional Information

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Services: Mains water, electricity and drainage.

Business rateable value: TBC

Energy Performance Certificate (EPC):

Rating – E

Please Note:

All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.





**Gillingham Office**

The Old School Room Newbury,  
Gillingham, SP8 4QJ

**Contact**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.