

# TO LET



## SECURE YARD WITH PART COVERED STORAGE

**0.677/ACRE**

**RENT  
REDUCTION**



**GLEBE BARN A  
WASING LANE  
WASING  
NR. ALDERMASTON  
RG7 4LY**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

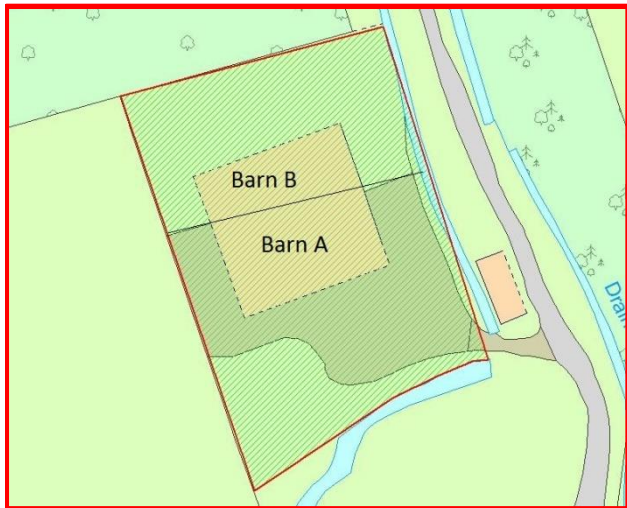
The property is located mid-way along Wasing Lane which is positioned between Aldermaston Village and Brimpton. The site lies approximately 9 miles to the east of Newbury and 6 miles to the west of Junction 12 of the M4 at Theale.

## DESCRIPTION

This is a secure site of 0.677/acre, which is approximately 29,500 sq ft. It is a level surface with compacted scalplings and secured on all sides by a 2m steel palisade fence. Access is via A double opening gate which can accommodate freight vehicles.

On the site is an open sided covered barn of 6,900 sq ft. This has a corrugated concrete asbestos roof and has a concrete portal frame construction. The minimum eaves is 11ft and the covered storage is open on three sides.

Single phase electricity is provided on site and a water supply can be installed if required. There is no sewage or foul water drainage facility on site.



## TERMS

The site is offered to let on flexible terms, initially by way of a 6 months licence which can be renewed on a rolling basis, subject to agreement with the landlord.

## RENT

£35,000 per annum, plus VAT.

## RATES

The property is presently registered for agricultural purposes and rates are not chargeable. However, in the event that the valuation office determine that rates will be payable then the occupier will be liable for all business rates. Should these rates be onerous the agreement with the landlord can be terminated.

## HOURS OF OPERATIONS

The preference is for hours of operation from 8am to 6pm, Monday to Friday and 9am to 5pm Saturday with no access on Sunday. However, some leeway may be agreed to these hours depending upon the nature of the occupiers business.

## ENERGY PERFORMANCE CERTIFICATE

None required.

## VIEWING

Strictly by prior appointment with sole agents;



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

JV/msw/GlebeBarnA  
Subject to Contract  
Details updated April 2019