

# TO LET



## HIGH QUALITY CONVERTED BARN PROVIDING AIR-CONDITIONED OFFICES

**1,000 SQ FT – 3,491 SQ FT**



(Indicative photos)

### **THE PAVILION LOWER FARM BARNES WASING RG7 4NG**

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

## LOCATION

Lower Farm Barns are located on the Wasing Estate, midway between Aldermaston village and Brimpton. Junction 12 of the M4 motorway is approximately 6 miles to the east via the M4. Newbury is also approximately 6 miles to the east.

## DESCRIPTION

The Pavilion is large converted barn which provides extremely attractive air-conditioned office accommodation. It is predominantly open plan, although there are two small private partitioned offices and a larger boardroom and a separate fitted kitchen.

The property is available to let either as a whole or it can be subdivided to provide smaller suites from approximately 1,000 sq ft. In the event of sub-division, the WCs and kitchen area would become communal space shared between both occupiers.

## AMENITIES

- Air-conditioning
- Double glazed windows
- Carpeting throughout the offices
- Ceiling mounted spotlights
- Wall mounted up lights
- Vertical window blinds
- Fitted kitchen
- Male & female WC facilities
- Tea point

Externally there is a security gate at the entrance to the site and there are 26 car parking spaces provided to the front of the property. To the rear is a private patio area overlooking the pond and rear garden.

There is one other barn on the same site which is presently let and the occupier shares the same entrance and security gate.

## ACCOMMODATION

The building provides a total area of 3,491 sq ft which includes reception area, large kitchen and first floor mezzanine break out area. It can be subdivided.

Various offices:	2,987 sq ft
Kitchen:	301 sq ft
Mezzanine breakout area:	<u>203 sq ft</u>
Total:	3,491 sq ft

## TERMS

The property is available to let for an ideal lease term of 2 years.

## RENT

If let as a whole the annual rent is £40,000 plus VAT. If sub-divided the rent per sq ft for the office area will be £15 per sq ft, plus VAT.

## RATES

Rateable Value: £49,000

Rates Payable: £24,059 (2019/2020)

We strongly recommend all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VIEWING

Strictly by prior appointment with sole agents;



**(01635) 550211**

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.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

JV/msw/ThePavilionWasing  
Subject to Contract  
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