

TO LET



WAREHOUSE / WORKSHOP

3,500 SQ FT



**SHALFORD BARN
SHALFORD HILL
ALDERMASTON
READING
RG7 4NB**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

The Barn is located on Back Lane, which is close to Wasing Lane which links Brimpton and Aldermaston Village. It lies approximately 10 miles to the east of Newbury and 6 miles to the west of Junction 12 of the M4 motorway at Theale.

DESCRIPTION

This property is a superb timber frame structure with pitched clay tile roof. Adjoining the main barn structure is a single storey office and externally there is a large gravel yard that can accommodate 6 vehicles.

The Barn is a Grade 2 Listed structure.

Amenities provided include;

Barn

- Fluorescent lighting
- Double loading door
- Concrete floor
- Single phase power
- Security alarm
- Mains water
- Septic tank drainage

Offices

- Carpeting
- Electric heating
- Window security bars
- Exposed timber beams
- Male and female WC's

ACCOMMODATION

Warehouse:	2,890
Office:	<u>610</u>
Total:	3,500 sq ft (Gross Internal Area)

This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition)

TERMS

Maximum 1 year term.

RENT

£17,500 plus VAT, per annum, exclusive of all other outgoing. Rent is to be paid quarterly in advance.

RENT DEPOSIT

Subject to receipt of accounts and further information the tenants covenant the landlord reserves the right to request a rent deposit.

RATES

Rateable Value: £6,100.00

Rates Payable: £3,068.30 p.a. (2020/2021)

There is every possibility that the occupier will qualify for Small Business Rates Relief which will potentially reduce the rates bill by at least 50% and possibly 100% and all interested parties should make their own enquiries with West Berkshire District Council to obtain further information.

EPC

Applied for and will be made available.

LEGAL COSTS

Each party will be responsible for their own costs.

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.commercialleasecodeew.co.uk

JV/msw/details.ShalfordBarn
Subject to Contract
Details updated April 2020