

TO LET



HIGH QUALITY OFFICE / BUSINESS UNIT

1,679 SQ FT
(Gross internal area)



**THE OLD CART SHED
HAW FARM
HAMPSTEAD NORREYS
RG18 0TP**

**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.

LOCATION

The Old Cart Shed is located just outside Hampstead Norreys which is an attractive village approx. 9 miles to the North East of Newbury. Junction 13 of the M4 motorway is approx. 5 miles from the property.

DESCRIPTION

This is a single storey self contained building that provides high quality cellular offices. There is a central reception area which provides access to two wings, one of which is presently fitted to offer two private offices with exposed timber beams. The other wing leads to a fully fitted commercial kitchen used by the former occupier. However, this can be reinstated to full office specification to mirror the quality and finish of the existing office area. The fixtures and fittings in the commercial kitchen belong to the former tenant and are available by separate negotiation.



Amenities provided within the building include:

Offices

- Electric wall mounted heaters
- New carpeting
- Skirting trunking for power and data
- Wood laminate floor to reception area and corridors
- LED lighting
- Sealed unit double glazed windows
- Male and female WCs
- Fibre broadband installed through Gigaclear
- Three phase power
- Fire alarm
- Security alarm

Kitchen

- Vinyl flooring
- Wipe down wall surfaces
- Stainless steel work surfaces
- Large double sinks
- Propane gas cooker
- Extractor hood
- Electric oven
- Walk in cold store
- Large store room
- Florescent lighting
- Double door loading area

In front of the property is a large tarmaced car park for the sole use of the tenant which can comfortably accommodate 7/8 vehicles.

ACCOMMODATION

The property provides a gross internal area of 1,679 sq ft.



TERMS

The Old Cart Shed is available to let on new full repairing and insuring lease for a term to be agreed.

RENT

£27,000 plus VAT per annum exclusive of all other outgoings.

Rent is to be paid quarterly in advance.

RATES

Rateable value: £16,500.00

Rates payable: £8,233.50 (2021/22)

EPC

The Energy Performance Certificate rating is E-115. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;



JV/msw/details.The Old Cart Shed
Subject to Contract
Details updated March 2021