

# 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](http://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 8-10 vehicles.

### 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: 610

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 (6<sup>th</sup> Edition)

## TERMS

The property is available to let on an internal repairing and insuring lease for a term of up to 3 years.

## RENT

£17,500 plus VAT, per annum, exclusive of all other outgoings. 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

Rates Payable: £3,043 p.a. (2021/2022)

**If this is the occupiers only commercial premises, they will pay no rates. We strongly recommend that all interested parties make enquiries with West Berkshire District Council to obtain further information.**

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E-125. A full copy of the EPC is available on request.

## 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](http://www.commercialleasecodeew.co.uk)

JV/msw/details.ShalfordBarn  
Subject to Contract  
Details prepared Aug 2021