

TO LET



WORKSHOP UNIT

1,542 SQ FT
(MAY CONSIDER SUBDIVISION)



**UNIT 4
WINTON FARM
WYLD COURT HILL
HAMPSTEAD NORREYS
THATCHAM
RG18 0TN**

**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

Winton Farm is located at the bottom of Wyld Court Hill on the edge of Hampstead Norreys, approximately 9 miles to the northeast of Newbury. Access from Newbury is via the B4009 through Hermitage. Junction 13 of the M4 motorway is approximately 5 miles distance.

DESCRIPTION

The workshop unit is constructed around a timber frame clad with corrugated steel sheeting to the walls and roof. It has a large double wooden loading door, concrete floor, 3 phase power and fluorescent lighting.

On site is a communal toilet block for the use of occupiers of other buildings on site with WCs and wash basin and there is on site car parking for cars and light vans.

AMENITIES

- Concrete floor
- 3 phase power
- Mains water
- Communal WC facilities
- Fluorescent lighting
- On site car parking

ACCOMMODATION

Unit 4: 1,542 sq ft

This area has been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice.

TERMS

The property is available to let on a new lease for a term to be agreed. The lease will be drawn on an internal repairing and insuring basis so the landlord will maintain responsibility for repair and maintenance of the exterior of the building.

RENT

£7,750 per annum, plus VAT.

USE

The premises has planning consent for light industrial use.

RATES

Rateable Value: £6,000

Rates Payable: £2,994 (2021/22)

If this is the occupiers only commercial premises they should benefit from Small Business Rate Relief which would mean they would pay zero Business Rates.

We strongly recommend that all interested parties make further enquiries with West Berkshire District Council for further information.

EPC

This property is exempt from requiring an EPC.

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

JV/msw/4Winton Farm
Subject to Contract
Details prepared November 2021