



Chartered Surveyors &
Commercial Property Consultants

STORAGE BUILDING

TO LET

**AGRICULTURAL BARN, MANOR FARM, WOOLLEY
NR HUNGERFORD, BERKSHIRE, RG20 7EG**

5,102 SQ FT (473.98 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated within the grounds of Manor Farm, Woolley. From Great Shefford, heads towards Wantage on the A338. Turn right signposted Woolley where the road forks and the property can be found on the left hand side after approximately 1 mile.

DESCRIPTION

The property comprises a Portal frame building with double doors at the end, lighting, eaves height of 5m and single phase power.

To the south side there is a yard area which can be used for storage/parking etc.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	473.98	5,102

RATING ASSESSMENT

The property is not assessed for rates.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required.

PROPOSAL

The property is available on a new agreement from January 2022 the length of which is open to negotiation. The quoting rent is £30,000 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater
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Email: shane@quintons.co.uk
August 2021

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