



Chartered Surveyors &
Commercial Property Consultants

GRADE 2 LISTED OFFICES

TO LET / FOR SALE

**HAMBRIDGE BARN & FARMHOUSE
HAMBRIDGE ROAD, NEWBURY
WEST BERKSHIRE, RG14 2QG**

1,334 - 4,597 SQ FT (123.93 - 427.06 SQ M)



APPROX SITE AREA 1.3 ACRES

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

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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 offices are situated on Hambridge Road close to its junction with the A4. The offices are signposted with Big Group.

DESCRIPTION

Hambridge Barn

Hambridge Barn comprises a Listed brick built building which is currently arranged as offices over ground and first floor.

The space includes many feature beams with facilities including gas central heating, air cooling, Category 2 lighting, partitioned office space to include boardroom and server room with associated cabling, two WC facilities and a kitchenette. Externally there is parking for 18 cars with more if double parked. There is also land to the side which could be made available for additional parking.

Hambridge Farmhouse

The Farmhouse comprises a brick and flint two-storey building with pitched tiled roof. The building is currently used as offices and large kitchen, this one of a cellular design. The space includes carpets to the floors, strip lighting in the main, large feature fire place, data cabling, alarm systems, ladies and gents WC's and kitchen. Externally there is parking for 12 cars in designated spaces with more space available if double parking occurs.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Hambridge Barn	303.1636	3,263
Hambridge Farmhouse	123.9078	1,334

RATING ASSESSMENT

Hambridge Barn

Rateable Value £46,750

Rates Payable £23,328.25 (2023/24)

Farmhouse

Rateable Value £19,750

Rates Payable £9,855.25 (2023/24)

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

PROPOSAL

The offices are available together or on separate lease agreements. The quoting rent for Hambridge Farmhouse is £16,000 per annum exclusive and The Barn £39,000 per Annum exclusive.

The property is also available to purchase, offers are sought in excess of £675,000 (Six Hundred & Seventy Five Thousand Pounds).

VAT is applicable.

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The property is owned within a limited company. The company could be purchased saving stamp duty of approx. £25,000 and the need to register for VAT if not already.

LEGAL COSTS

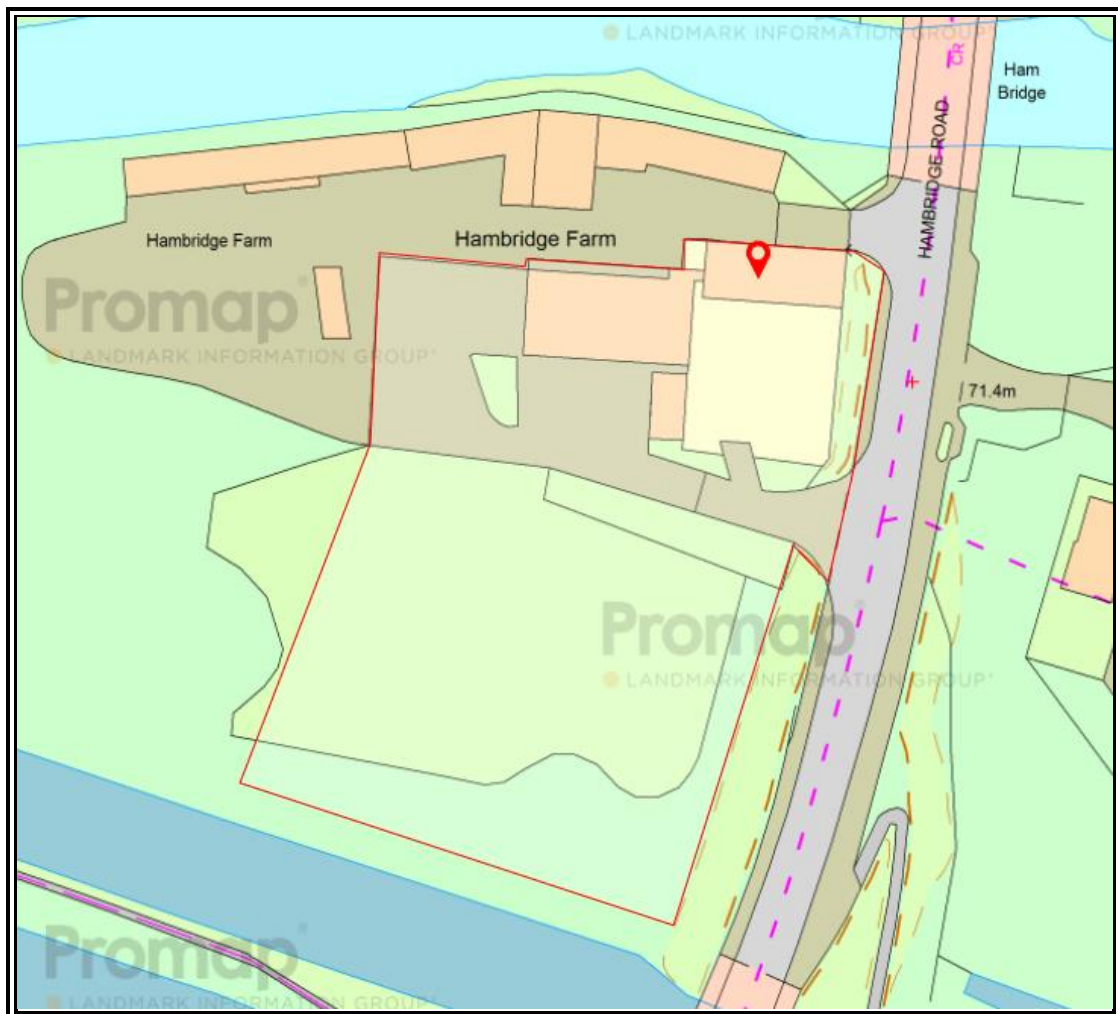
Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or

Email: shane@quintons.co.uk

July 23



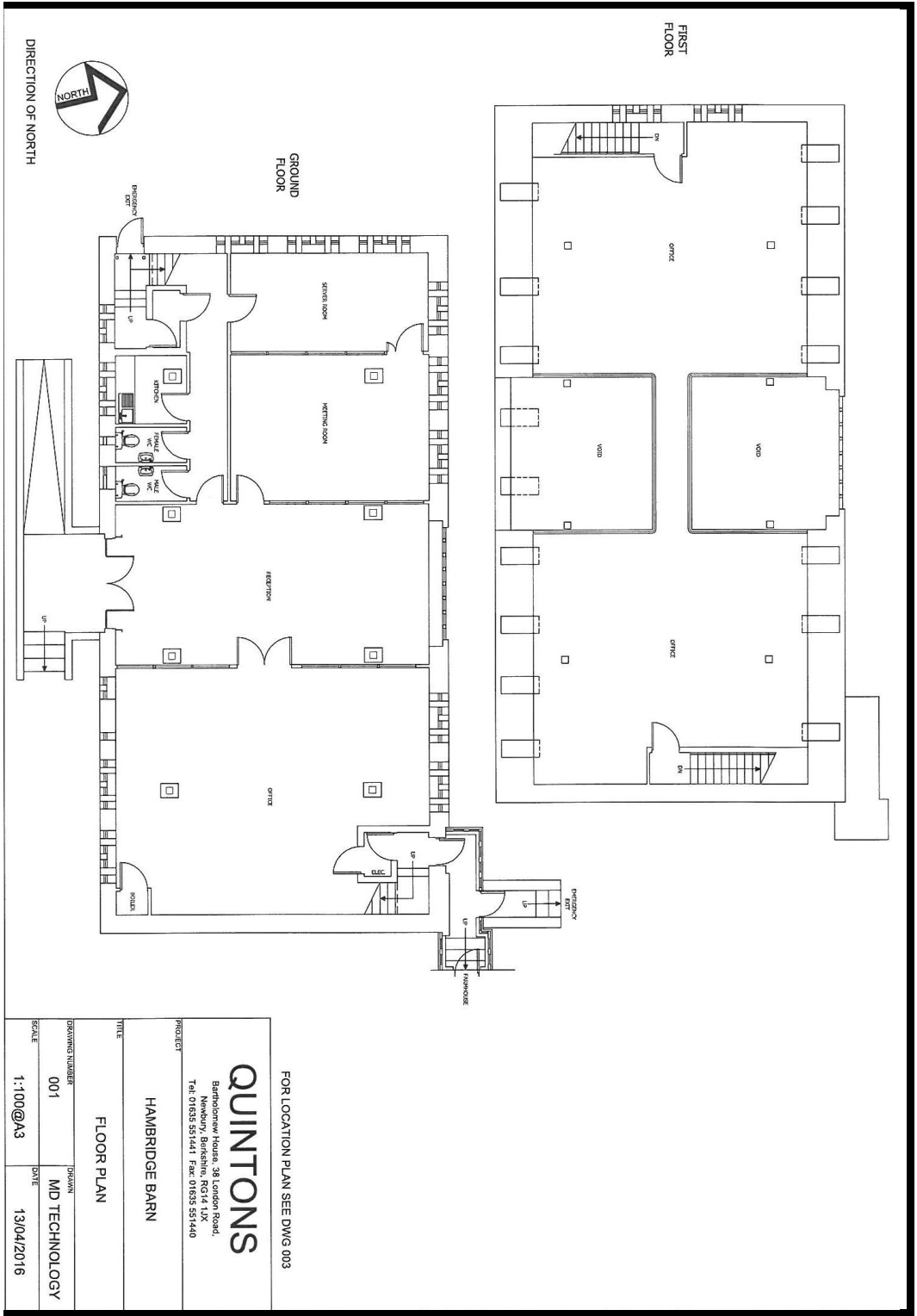
Site area approx 1.2 acres – Boundaries approximate

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FOR LOCATION PLAN SEE DWG 003

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Bartholomew House, 38 London Road,
Newbury, Berkshire, RG14 1JX
Tel: 01635 551441 Fax: 01635 551440

PROJECT
HAMBRIDGE BARN

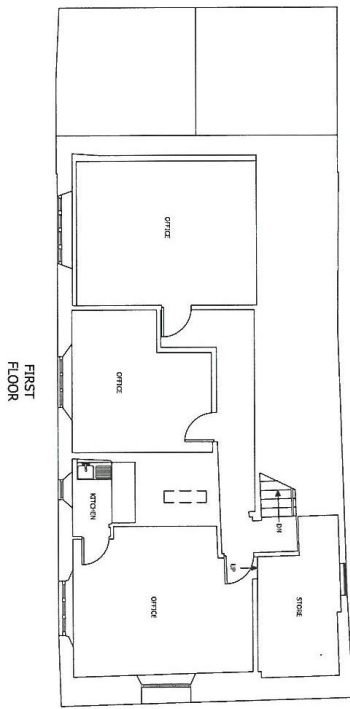
TITLE
FLOOR PLAN

DRAWING NUMBER	DRAWN
001	MD TECHNOLOGY
SCALE	DATE
1:100@A3	13/04/2016

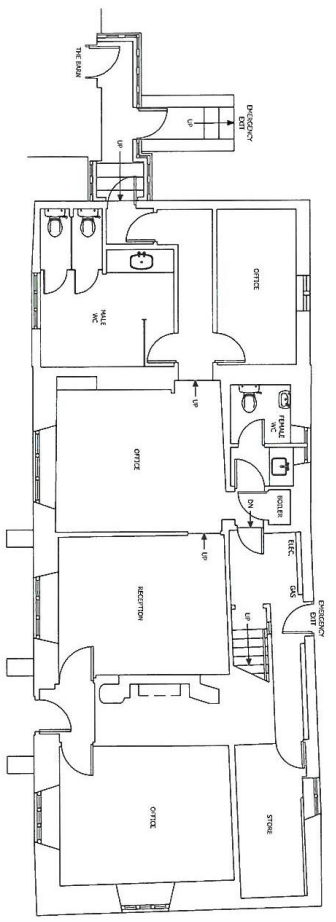
Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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FIRST FLOOR



GROUND FLOOR



DIRECTION OF NORTH

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PROJECT
HAMBRIDGE FARM HOUSE

TITLE
FLOOR PLAN

DRAWING NUMBER	DRAWN
002	MD TECHNOLOGY
SCALE	DATE
1:100@A3	14/04/2016