



Chartered Surveyors &
Commercial Property Consultants

OFFICE, WORKSHOPS AND YARD

FOR SALE

**SKATES FARM, SKATES LANE
TADLEY, HAMPSHIRE, RG26 3AB**

10,220 SQ FT (949.44 SQ M)



APPROX 1.66 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 property is situated on Skates Lane which is accessed from the A340 Aldermaston Road which links Tadley and Basingstoke.

DESCRIPTION

The property comprises a commercial site accessed from a private driveway.

The site is approx 1.66 acres.

The site includes a number of buildings as follows:-

Vehicle Workshop - steel frame with metal cladding, 4 loading doors, concrete floors, eaves height of 5m rising clear and mezzanine floor.

Two Storey Storage Building - Steel frame with metal cladding, loading door to front with full first floor installed. The space includes office, WC's, staff room and work space. The eaves height is 5.8m of the whole building.

Office - The rear of the property comprises open plan offices with a single directors office. To the front the space is laid out as plant hire showroom and includes open area, 2 WC's, kitchen and side storage with loading door and mezzanine above.

The site also includes a Grade 2 listed house and barn.

The site has large open areas for storage and access. Part of the site is laid to concrete the remainder basic surface. The site includes some drainage, security lighting and CCTV, 2 gated entrances, vehicle wash bay and 3 phase power.

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|---------------------|---------------|----------------|
| Vehicle Workshop | 279.34 | 3,007 |
| Mezzanine | 70.915 | 763 |
| Two Storey Building | 199.29 | 2,145 |
| Office | 174.826 | 1,882 |
| Mezzanine | 19.089 | 205 |
| House | 144.66 | 1,557 |
| Barn | 61.39 | 661 |
| Total | 949.51 | 10,220 |

RATING ASSESSMENT

Rateable Value £51,500

Rates Payable £26,368 (2023/24)

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The property is available to purchase. Offers are sought in excess of £2m (Two Million Pounds). VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

April 2024

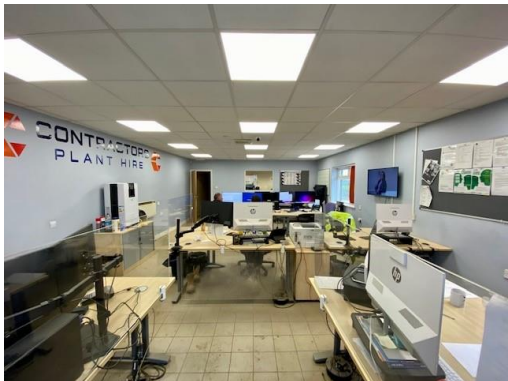
Approx Site Plan



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