



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

FOR SALE

**UNIT 1, NORTHFIELD FARM INDUSTRIAL ESTATE
WANTAGE ROAD, GREAT SHEFFORD
HUNGERFORD, WEST BERKSHIRE, RG17 7BY**

2,098 SQ FT (194.9 SQ M)



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

Great Shefford is located close to the towns of Hungerford, Wantage, Marlborough and Newbury.

Hungerford is an attractive and busy market town situated 6.4 miles southwest of the property with the M4 Junction 14 being approximately 3 miles southwest. Marlborough lies 9 miles to the west of Hungerford with Newbury 8 miles east. Junction 13 of the M4 is approximately 10 miles distant.

Great Shefford includes a petrol filling station, village shop and public house.

DESCRIPTION

Unit 1 is a warehouse property. The unit is steel portal frame with blockwork walls. The front elevation is a mixture of blockwork, timber cladding and profile metal cladding.

Internally includes electric roller shutter door with separate pedestrian door, concrete floor, an eaves height of 4.85 metres, three phase power and WC facility.

There is a mezzanine floor area and parking for 5 cars.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	194.90	2,098

RATING ASSESSMENT

Rateable Value £tba

Rates Payable £tba

TENANCY INFORMATION

The property is let until September 2024 following which it will become vacant

SERVICE CHARGE

The service charge for the year to 24th December 2024 is £475.49 per quarter plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 93.

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PROPOSAL

Offers are sought in the region of £250,000 (Two Hundred and Eighty Thousand 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

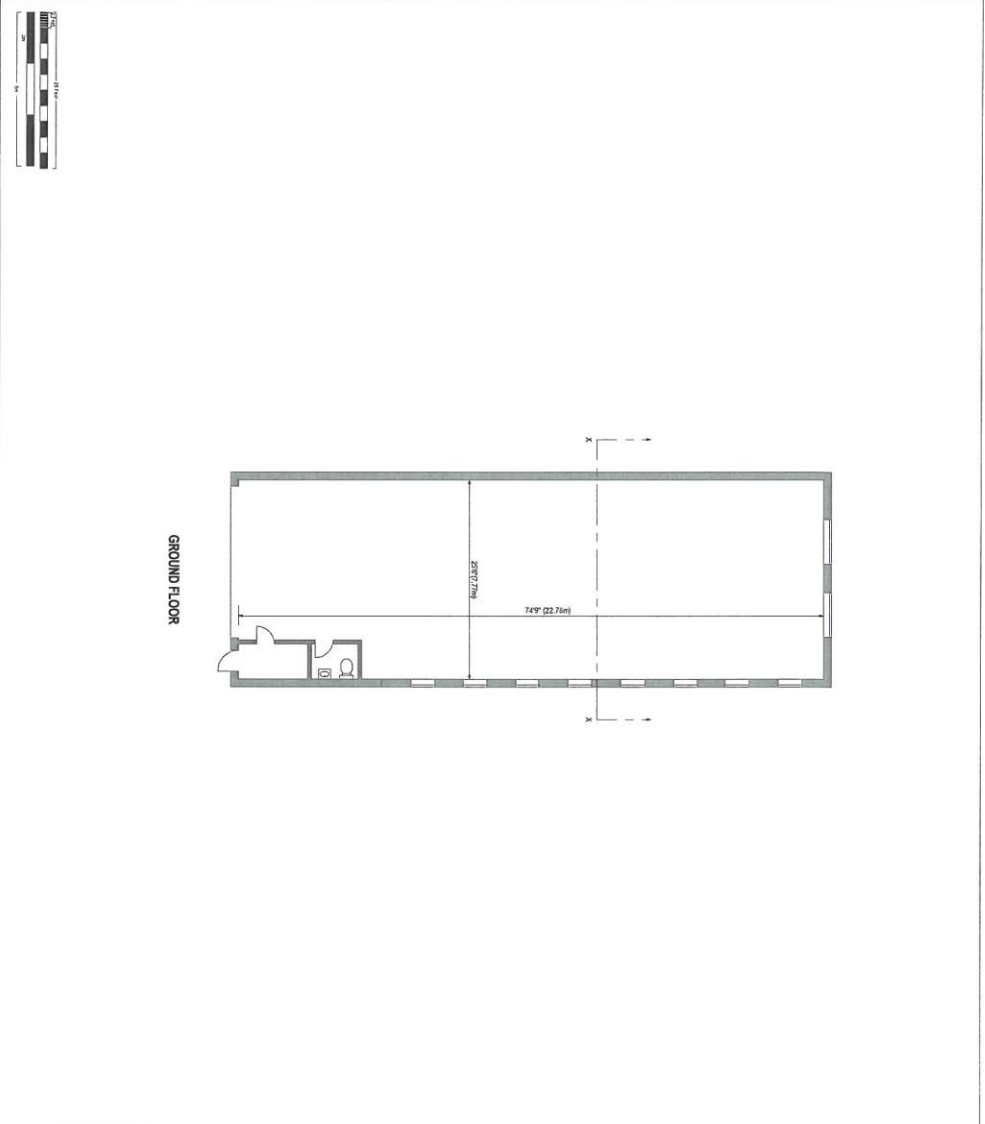
May 2024



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GENERAL NOTE

This drawing is to be read in conjunction with all other relevant drawings, including and specifically those issued by BKR Properties. All dimensions are given in feet and inches unless otherwise stated. All levels and dimensions must be checked on site.

It is the responsibility of the client to ensure that the drawings are used in accordance with the information provided in this drawing and that any alterations made to this drawing without prior permission from BKR Properties, accuracy can not be guaranteed. The drawing should not be used in any circumstances for any structural calculation or building construction / installation work.

REV.	DESCRIPTION	BY	DATE
01	Existing Floor Plans	TB	16.02.2024

SITE
 UNIT 1
 NORTFIELD FARM
 INDUSTRIAL ESTATE
 WANTAGE ROAD
 GREAT SHEFFORD
 HUNGERFORD
 RG17 7DQ

TITLE
 EXISTING FLOOR PLANS
 REFERENCE NUMBER
 105571

APPROX. FLOOR AREA
 G.I.A.: 177.07 SQ.M / 1906 SQ.FT

SCALE ON/A1
 1:200

DATE
 16/02/2024

BKR

Highway Work Space
 1 Empire Mews
 London
 SW16 2BF
 www.bkrfloorplans.co.uk
 T : 0345 257 2024