



Chartered Surveyors &  
Commercial Property Consultants

## **WORKSHOP INVESTMENT**

### **FOR SALE**

**UNITS 2A & B 3A & B, NORTHFIELD FARM  
INDUSTRIAL ESTATE, WANTAGE ROAD  
GREAT SHEFFORD, HUNGERFORD  
WEST BERKSHIRE, RG17 7BY**

**2,940 SQ FT (273.13 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**

Units 2A and 2B are a single storey buildings of timber clad elevations and pitched metal clad roof. The space has been split internally to provide a small office, WC, packing area and lab area. Generally the space includes concrete floor, double timber doors, strip lighting, windows to the front, 2.75 metres to the eaves rising clear and electric heating.

Adjacent to Units 2A and 2B are Units 3A and 3B which comprises a single-storey building again of timber and metal clad elevations and metal clad pitched roof. Internally the space is used for mainly storage and includes concrete floor, two roller shutter doors in Unit 3A and one in Unit 3B, all of which are electric. Unit 3A also including a shower room to the ground floor and micro-lab on a small mezzanine first floor with an eaves height of 4.5 metres, suspended ceiling with strip lighting and two pedestrian doors. Unit 3B includes a single pedestrian door.

There is ample parking.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>273.13</b>	<b>2,940</b>

## **RATING ASSESSMENT**

3A Rateable Value £4,700

Rates Payable £2,345.30

3B Rateable Value £9,500

Rates payable £4,740.50

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## **SERVICE CHARGE**

The service charge for the year ending 24<sup>th</sup> December 2024 is £749.23 per quarter plus VAT payable by the tenant.

## **TENANCY INFORMATION**

The units are held on a lease until 29th November 2026 at a rent passing of £20,900 per annum exclusive. The market rent is currently approx. £29,500 per annum.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **PROPOSAL**

Offers are sought in the region of £350,000 (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](mailto:shane@quintons.co.uk)  
May 2024



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