



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

FOR SALE

**UNIT 4, NORTHFIELD FARM INDUSTRIAL ESTATE
WANTAGE ROAD, GREAT SHEFFORD
HUNGERFORD, BERKSHIRE, RG17 7BY**

2,820 SQ FT (261.98 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 4 is a steel portal framed building with a mixture of brick elevations, wood cladding and pitched profile metal clad roof.

Internally the property comprises ground floor space currently let out as retail premises which includes carpet to the floors, a mixture of strip, spot and Category 2 lighting, WC with sink and drainer and roller shutter door set behind the shop display.

Stairs lead to two first floor mezzanine areas, one used for storage and the second is an office area which includes carpet to the floor, windows to the side, strip lighting and a kitchen area with linoleum floor, strip light and again window to the side.

The property is secured with alarm, CCTV, steel bars to windows and smoke cloak system.

There is parking to the front of the property for approximately 5 cars plus loading space.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	163.246	1,757
First Floor	98.80	1,063
Total	261.98	2,820

RATING ASSESSMENT

Rateable Value £19,000

Rates Payable £9,481

TENANCY INFORMATION

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

SERVICE CHARGE

The service charge for the year ending 24th December 2024 is £447.73 per quarter plus VAT.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 63.

PROPOSAL

Offers are sought in the region of £280,000 (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

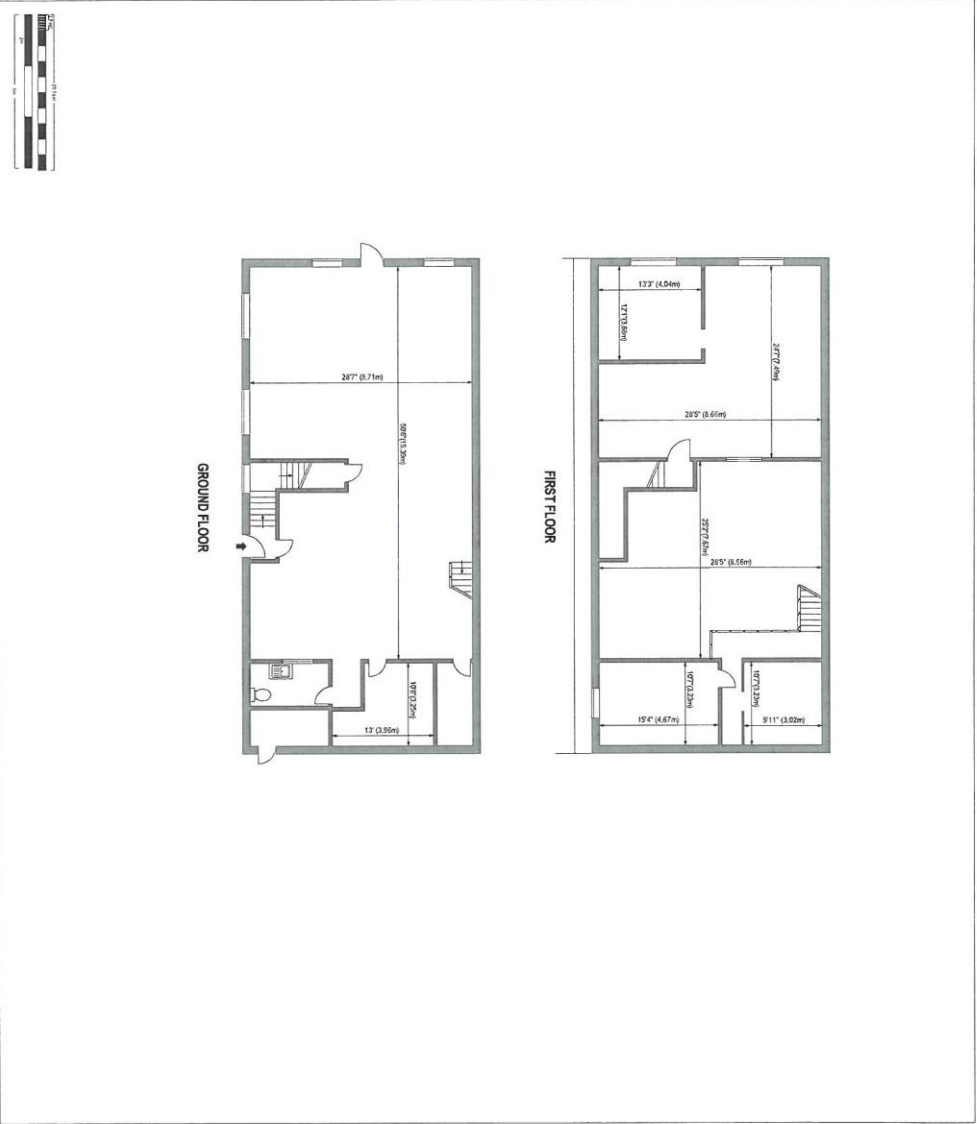
Email: shane@quintons.co.uk

May 2024

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

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GENERAL NOTE
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REV	DESCRIPTION	BY	DATE
01	Existing Floor Plans	TB	16/02/2024

SITE	UNIT 4 NORTHFIELD FARM INDUSTRIAL ESTATE WANTAGE ROAD GREAT SHEFFORD HUNGERFORD RG17 7DQ
TITLE	EXISTING FLOOR PLANS
REFERENCE NUMBER	105571
APPROX. FLOOR AREA	G.I.A.: 327.57 SQ.M / 3526 SQ.FT
SCALE ON A1	1:200
DATE	16/02/2024

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