



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT

FOR SALE

**UNIT 6A-6B, NORTHFIELD FARM INDUSTRIAL
ESTATE, WANTAGE ROAD, GREAT SHEFFORD
HUNGERFORD, BERKSHIRE, RG17 7BY**

2,157 SQ FT (200.39 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 6A and 6B is a steel framed building with part block walls internally and a mixture of block walls, timber cladding and profile metal cladding to walls and the roof being profile metal cladding.

Internally the units comprise concrete floors, roller shutter door, eaves height of 4.3 metres rising clear with Unit 6A including a WC facility and mezzanine floor, Unit 6B including a mezzanine floor, WC, kitchenette and office under the mezzanine.

To the front of the property is a loading area and at either end parking areas.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	200.39	2,157

RATING ASSESSMENT

Rateable Value £11,750

Rates Payable £5,863.25

ENERGY PERFORMANCE CERTIFICATE

6A - This property has an EPC rating of E and a score of 124.

6B - This property has an EPC rating of E and a score of 125.

SERVICE CHARGE

The service charge for the year ending 24th December 2024 is £549.88 per quarter plus VAT.

PROPOSAL

Offers are sought in the region of £175,000 (One Hundred and Seventy Five Thousand Pounds). VAT is applicable.

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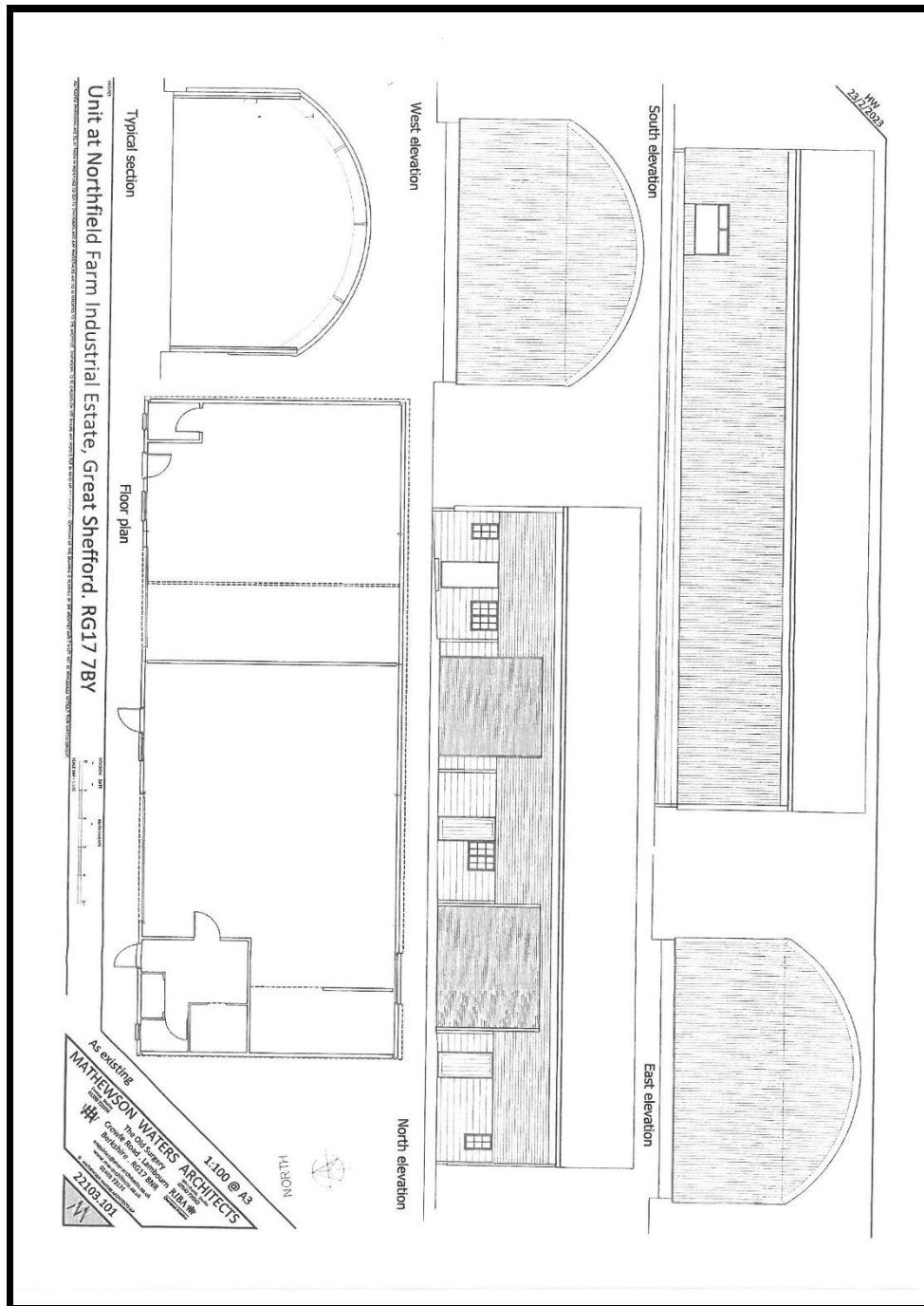
LEGAL COSTS

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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