



Chartered Surveyors &  
Commercial Property Consultants

## STORAGE UNITS

### TO LET

**SOUTH FAWLEY FARM, FAWLEY, WANTAGE  
BERKSHIRE, OX12 9NL**

**1,068 - 2,306 SQ FT (99.22 - 214.23 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**

The property is situated within the grounds of South Fawley Farm, Fawley. From Great Shefford, head towards Wantage on the A338 take the second exit signposted South Fawley Farm which is on the right hand side. At the farm turn in and the property is on your right hand side.

## **DESCRIPTION**

### **Workshop (Lower)**

Steel framed building, concrete floor, roller shutter door to the front, 3 phase electricity, strip lighting and an eaves height of 3.55m.

### **Workshop (Upper)**

Steel framed building, concrete floor, strip lights, two loading doors, 3 phase electric, inspection pit in the floor and an eaves height of 3.55m.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>	<b>AV / LET</b>
Workshop (Lower)	99.227	1,068	AV
Workshop (Upper)	115	1,238	AV

## **RATING ASSESSMENT**

Rateable Value £0      Rates Payable £0

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **PROPOSAL**

The quoting rent for the lower workshop is £10,680 per annum. The quoting rent for the upper workshop is £12,380 per annum. The units are available together or separately. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater  
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July 2024

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