



Chartered Surveyors &
Commercial Property Consultants

EXCELLENT BARN CONVERSION TO LET

**LOWER FARM, LOWER FARM BARN
WASING PARK, WASING
WEST BERKSHIRE, RG7 4NG**

3,491 SQ FT (324.31 SQ M)



26 PARKING SPACES INCLUDED

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

Lower Farm Barns are located on the Wasing Estate, midway between Aldermaston village and Brimpton. Junction 12 of the M4 motorway is approximately 6 miles to the East via the A4. Newbury is also approximately 6 miles to the east

DESCRIPTION

The property comprises a converted barn. The barn provides extremely attractive air-conditioned office accommodation which is predominantly open plan although there are two small private partitioned offices and a separate fitted kitchen.

There is a security gate at the entrance to the site together with removable bollards

The property has been comprehensively refurbished and the interior has been fitted with the following amenities;

- Air conditioning
- Double glazed windows
- Carpeting throughout the offices
- Ceiling mounted spotlights
- Wall mounted uplights
- Vertical window blinds.
- Fitted kitchen
- Male and Female WC facilities
- Tea point

Externally there are 26 car parking spaces to the front of the property. To the rear is a private patio area overlooking a pond and rear garden

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	324.31	3,491

RATING ASSESSMENT

Rateable Value £43,250

Rates Payable £21,581.75 (2024/25)

ENERGY PERFORMANCE CERTIFICATE

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

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SERVICE CHARGE

The service charge for the year is £5,000 per annum exclusive. The charge includes cess pit emptying, external landscaping and maintenance.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £45,000 per annum exclusive. 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

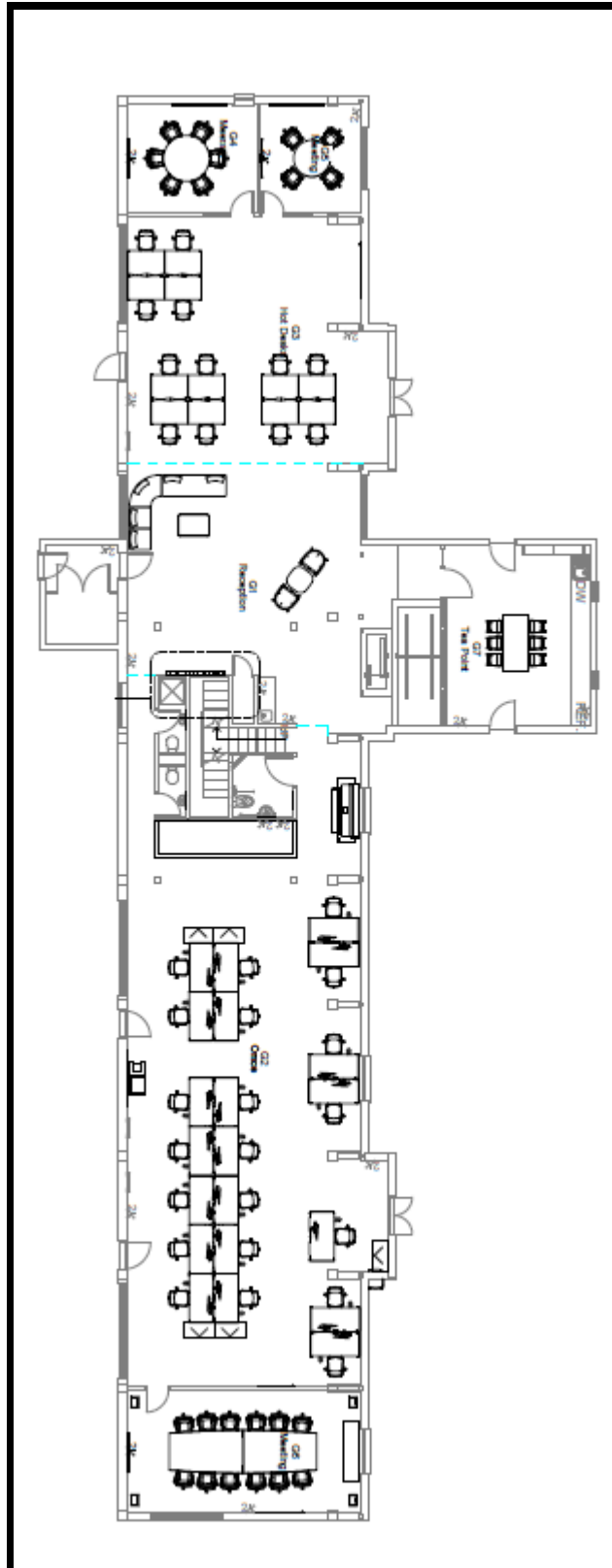
May 2024



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