TO LET
COMMERCIAL UNIT

BCM Wilson Hill



The Green Barn, Maddle Farm Maddle Road, Upper Lambourn, Hungerford, RG17 8RA

- Flexible rural space
- Approximately 4,650 sq.ft.
- Ample on site parking
- Benefits from electricity, water, kitchen and WC facilities

Steel portal frame barn offering storage / Workshop space in an attractive rural location

£25,000 per annum exc VAT

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Situated within the attractive and highly sought-after Lambourn Valley, this versatile steel portal framed barn extends to approximately 4,650 sq ft and offers excellent potential for a range of workshop, storage or light industrial uses, subject to any necessary consents. The unit benefits from electricity and water connections, together with kitchen and WC facilities, providing practical and comfortable accommodation for occupiers. Set within a pleasant rural farm setting, the property enjoys good road access to the surrounding area, combining a peaceful countryside environment with convenient connectivity. Ample space around the building offers ease of access for vehicles and day-to-day business operations.

The Green Barn
This rural commercial unit offers 4,650 sq.ft. of space with kitchen and WC facilities.

Situation
The Green Barn at Maddle Farm is situated off Maddle Road on the outskirts of Upper Lambourn approximately 4 1/2 miles from the M4

Hungerford 10 miles | Newbury 18 miles | Marlborough 14 miles

Accomodation and Rent
The unit offers 4,650 sq.ft. with WC and kitchen facilites

The rent is £25,000 per annum excluding VAT

Business Rates
Business rates will be payable by the tenant

Services
The unit has mains water and electricity which is separately metered

Local Authority
West Berkshire Council
t: 01635 551111
e: customerservices@westberks.gov.uk

Legal Costs
Each party will be responsible for their won legal costs

Terms
The premises are available on a full repairing and insuring lease for a term by arrangement. The rent will be payable monthly in advance and is exclusive of all outgoing and VAT.

Viewings
Strictly by appointment

Directions
Postcode: RG17 8RA
What 3 Words : ///earlobe.wheat.recipient





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact 2. Applicants must rely on their own enquiries by inspection or otherwise on all matters 3. The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed. 5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order nor have BCM Wilson Hill tested them.

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