



Chartered Surveyors &  
Commercial Property Consultants

## STUNNING BARN CONVERSION TO OFFICES

### TO LET

**THE OLD CART SHED, HAW FARM  
HAMPSTEAD NORREYS, BERKSHIRE, RG18 0TP**

**1,679 SQ FT (155.98 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**

The Old Cart Shed is situated at Haw Farm within the village of Hampstead Norreys. Hampstead Norreys has an excellent local shop which includes a cafe and a bakery.

## **DESCRIPTION**

The Old Cart Shed comprises a beautifully converted barn set in a quiet farm location.

The property benefits from a fully fitted kitchen, break out/office space, separate conference room, office space, and further meeting area. In general, the space includes air conditioning, LED lighting and large areas of glazing providing excellent natural light. Parking for the property is to the front and is ample.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>158.98</b>	<b>1,679</b>

## **RATING ASSESSMENT**

Rateable Value      £17,000      Rates Payable £8,483 (2025/26)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 115.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £29,560 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Shane Prater / Tom Price / Tash Chamberlain

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December 2025

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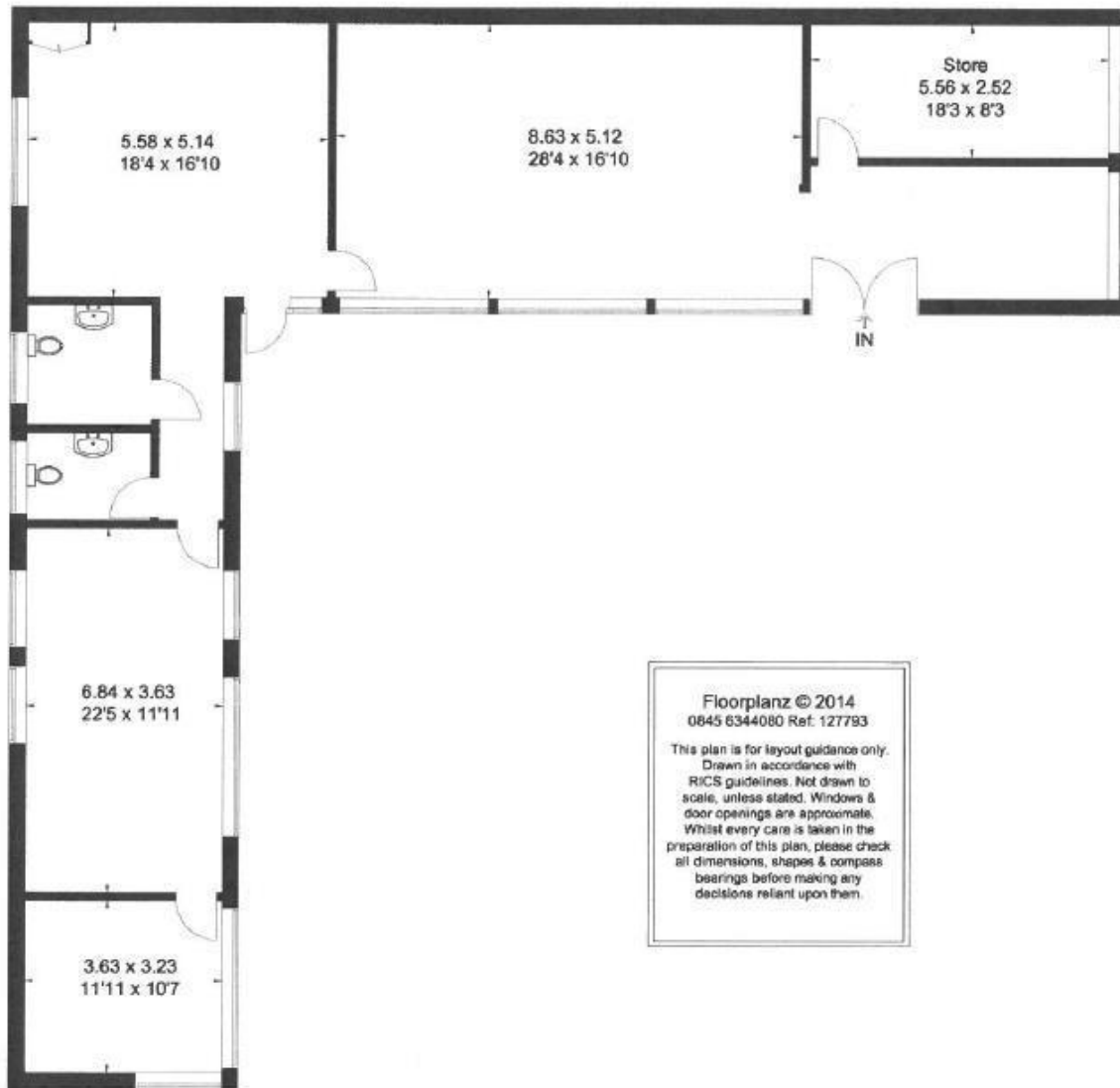
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Floorplanz © 2014  
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Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.