

TO LET



HIGH QUALITY OFFICE / BUSINESS UNIT

1,679 SQ FT
(Gross internal area)



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

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

LOCATION

The Old Cart Shed is located just outside Hampstead Norreys which is an attractive village approx. 9 miles to the North East of Newbury. Junction 13 of the M4 motorway is approx. 5 miles from the property.

DESCRIPTION

The office was converted from former farm buildings and finished to a very high standard in 2014. The building is of single storey design, timber framed with a tiled roof. The building has previously been let as one unit but could be split to form two separate units with shared facilities. Recently refurbished as an office unit. The total gross internal area (GIA) is 1,679 sq ft (156 sq m)



Amenities provided within the building include:

Offices

- Electric wall mounted heaters
- Carpeting / wood flooring
- Skirting trunking for power and data
- LED lighting
- Sealed unit double glazed windows
- Male and female WCs
- Fibre broadband installed through Gigaclear
- Three phase power
- Fire alarm
- Security alarm
- Kitchenette

CAR PARK

In front of the property is a large tarmaced car park for the sole use of the tenant which can comfortably accommodate 7/8 vehicles.



ACCOMMODATION

Reception area / showroom:	5.58m x 5.14m
Main office:	6.84m x 3.63m
Directors office / boardroom:	3.63m x 3.23m
Open plan meeting room with kitchen facilities:	8.63m x 5.12m

Total: 156 sq m / 1,679 sq ft

- Separate WCs / Disabled WC
- Tracked spotlights
- Exposed wooden floor in reception area
- New carpet in offices
- One double door access and one single door access

TERMS

The Old Cart Shed is available to let on new full repairing and insuring lease for a term to be agreed.

RENT

£27,000 plus VAT per annum exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RATES

Rateable value: £16,500
Rates payable: £8,299 (2022/23)

EPC

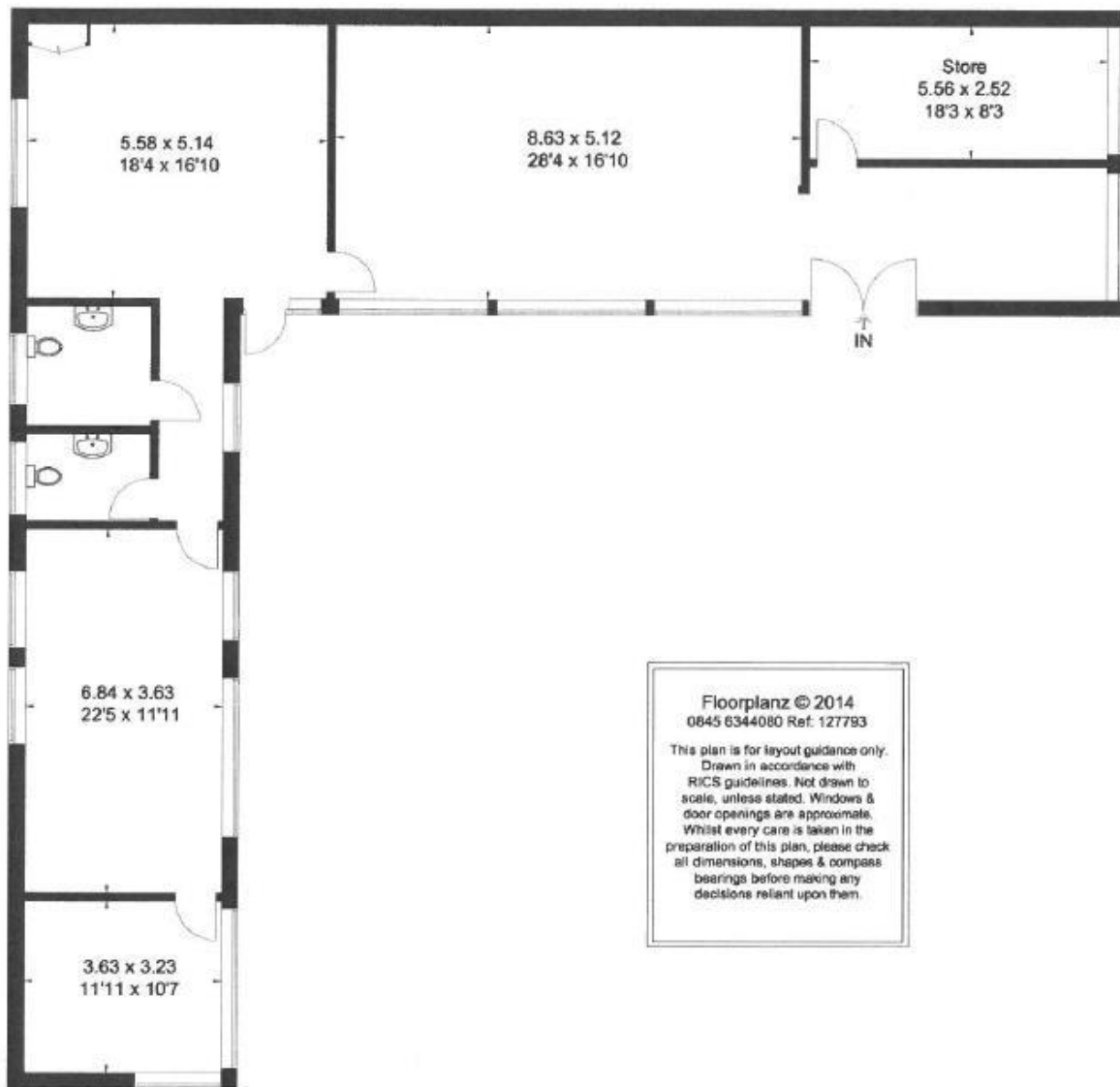
The Energy Performance Certificate rating is E-115. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(01635) 550211

JV/msw/details.The Old Cart Shed
Subject to Contract
Details updated May 2022



Floorplanz © 2014
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This plan is for layout guidance only.
 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.