

Call **01635 255501**

Email property@brunsden.com or visit www.brunsdend.com

Properties in West Berkshire and North Hampshire

Brunsdend
ASSOCIATES 

THE BARNs
HAZELBY HOUSE
NORTH END
NEWBURY
BERKSHIRE
RG20 0AZ



TO LET

A UNIQUELY "GREEN" BUSINESS SPACE IN A FABULOUS RURAL YET CONVENIENT SETTING – B1 or B8 TYPE USES – OTHER USES MAY BE CONSIDERED

FROM 1,522 SQ FT (141 SQM) TO POTENTIALLY 3,334 SQ FT (309 SQM)

- Outstanding EPC – (A23)
- Underfloor ground source heating
- PV array on roof
- High quality finish and fittings throughout
- Unique property in this area
- Private drive
- Generous parking
- 10 minutes to A34

LOCATION

Surprisingly convenient for the A34 but in a lovely rural setting with its own private drive and on the edge of a very beautiful small country estate amidst some of West Berkshire's prettiest countryside.

THE PROPERTY

We all know that Estate Agents can sometimes get a bit carried away with the hyperbole for a building that says a great deal in a positive way above your business then "The Barns" are for you! Do come and see.

The barns is a centre of excellence for Renewable Energy and provides the occupants with unrivalled green credentials.

Not only are the barns insulated to the very highest standards but also incorporate the following technologies:

- A large ground source heat pump which provides heat and hot water to all the buildings
- Underfloor heating throughout
- Solar voltaic panels providing electricity for all the buildings
- Access to a commercial pellet biomass system which heats the adjoining houses and cottages
- Battery storage facilities
- Free electric car charging

The barns are way ahead in the quest for a clean and green environment and are a major bonus to any company located there.

DIRECTIONS

Leave Newbury to the south on the Andover Road turning right by the Woodpecker Public House and following signs for Kintbury. Go through Ball Hill passing the Furzebush Public House and Ball Hill Garage on the right hand side. About 1 mile on towards Kintbury turn left signposted "West Woodhay" and the drive marked "Pure Green" will be seen on the left hand side. Go up the drive and park opposite the building.

TERMS

A sub-lease for a term to be agreed.

Rental £65,000 PAX (pro-rata) which includes heat, light and power. Rent is subject to VAT.

INSURANCE

TBC

BUSINESS RATES

TBC

SERVICE CHARGES

TBA

EPC – A23

VIEWING

By strict appointment please with the Sole Agents **Brunsdon Associates 01635 255501**

Website: www.brunsdon.com

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, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



Energy Performance Certificate

Non-Domestic Building



Hazelby Barn
North End
NEWBURY
RG20 0AZ

Certificate Reference Number:
9220-8968-0315-6900-8054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

23

This is how energy efficient the building is.

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	200
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	25.91
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

71 If typical of the existing stock