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Properties in West Berkshire and North Hampshire

Brunsdn
ASSOCIATES 

TOP BARN
LOWER HENWICK FARM
BATH ROAD
NEWBURY
RG18 3AP



TO LET

**Attractive Barn Converted to Offices
Recently Refurbished**

Approximately 1,817 sq ft (168.0 sqm)

LOCATION

Situated at Lower Henwick Farm, via Turnpike Road, just off the main A4, the property is adjacent to Wyevale Garden Centre and overlooks Newbury Hospital.

Lower Henwick Top Barn forms one of the small group of attractive farm buildings that have been converted and adapted for commercial use.

DESCRIPTION

The property comprises a fully refurbished former barn, which has been converted for commercial use and offers a wealth of exposed beam-work and character accommodation.

Internally the property is mainly open plan with first floor mezzanine offices as well as kitchenette and toilet facilities and external parking for x cars.

Amenities

- Storage heating
- Substantial external car parking
- Mix carpeting and anti static tiles
- Male and female toilet facilities
- Open plan accommodation
- Fluorescent strip lighting

Accommodation

1, 817 st ft

TENURE

The premises are offered on a new full repairing and insuring lease for a term to be agreed. Any lease to be drawn outside the Security of Tenure Provisions of the 1954 Landlord/Tenant Act.

RENT

Rent offers in the region of £25,000 per annum exclusive (£13.75/sq ft)

BUSINESS RATES

Business rates to be re-assessed.

LOCAL AUTHORITY

West Berkshire Council – T: 01635 42400

SERVICE CHARGE

There is a service charge in place for the maintenance of common areas. Further information available upon request.

EPC

Listed Building therefore not required.

VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT

LEGAL FEES

Each party will be responsible for their own legal costs.

VIEWING

By strict appointment with the Joint Agents **Brunsdon Associates & Richardson Commercial 01635 255501** mail@brunsden.com 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.



