



Chartered Surveyors &  
Commercial Property Consultants

## **MODERN BARN CONVERTED OFFICES**

### **TO LET**

**WESTON FARM BARN, WESTON, NEWBURY  
WEST BERKSHIRE, RG20 8JA**

**1,600 SQ FT (148.64 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 property is situated in Weston which is a short drive from Great Shefford, nearby towns including Newbury, Hungerford and Wantage.

Upon entering Weston from the A338 the property can be found on the right hand side.

## **DESCRIPTION**

The property comprises a two-storey detached standalone brick and flint building constructed over two floors.

Internally the property is centrally accessed with office suites either side and a central core with disabled and further WC.

Stairs in the communal area lead to the first floor which is completely open plan.

In general, the office space includes carpets to the floors, Category 2 lighting, good natural light, feature beams with the building also including electric heating, Gigaclear fibre and ample parking to the front for approximately 8-10 cars.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	72.81	784
First Floor	75.801	816
<b>Total</b>	<b>148.611</b>	<b>1,600</b>

## **RATING ASSESSMENT**

Rateable Value £27,750

Rates Payable £13,847.25

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of tba and a score of tba.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £20,000 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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## **VIEWING**

Contact Mr Shane Prater

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April 2024



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