



Chartered Surveyors &
Commercial Property Consultants

BARN CONVERTED OFFICES

TO LET

**SHALFORD DAIRY, SHALFORD HILL, WASING
ESTATE, ALDERMASTON, BERKSHIRE, RG7 4NB**

1,222 SQ FT (113.52 SQ M)



APPROX 10 PARKING SPACES

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 dairy is located on Back Lane, which is close to Wasing Lane, which links Brimpton and Aldermaston Village. It lies approximately 10 miles to the east of Newbury and 6 miles to the west of Junction 12 of the M4 motorway at Theale.

DESCRIPTION

This property is a detached single storey building which provides attractive offices in a beautiful rural location. It provides a good mixture of room sizes comprising a large entrance lobby, 3 separate offices, together with a kitchen, 2 WCs and a shower.

Internally there are a number of exposed roof timbers in the apex ceiling which provides an attractive working environment.

Externally there is a large gravel yard for parking for up to 10 vehicles.

Amenities provided with the property include the following;

- Oil fired central heating
- Fibre optic broadband supplied by Gigaclear
- Security alarm
- Fire alarm
- Carpeting throughout
- Double glazing
- Category 2 lighting
- Male and female WCs
- Shower
- Kitchenette

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	113.52	1,222

RATING ASSESSMENT

Rateable Value £12,000

Rates Payable £5,988

For those that qualify for small business rates relief, no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 113.

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PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £12,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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April 2024



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