



Chartered Surveyors &  
Commercial Property Consultants

## **BARN CONVERTED OFFICES**

### **TO LET**

**3 CHILDS COURT FARM, ASHAMPSTEAD  
NR READING, BERKSHIRE, RG8 8QT**

**4,209 SQ FT (391.02 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

**[www.quintons.co.uk](http://www.quintons.co.uk)**

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**

Childs Court Farm is located approximately 1 mile east of the charming village of Yattendon. Yattendon is situated mid-way between Junctions 12 (Theale) and Junction 13 (Newbury) of the M4, with good links to the north and south via the A34. The village has a variety of good facilities including village stores and Post Office, The Pantry Café, the famous Royal Oak Hotel/Pub and Restaurant, and the Renegade Brewery and Taproom.

Child's Court Farm is a small development of former farm buildings which have been converted to business premises.

## **DESCRIPTION**

Number 3 is a detached converted barn part timber clad beneath a pitched tiled roof. It has been comprehensively refurbished to provide very attractive office/business unit accommodation suitable for a variety of potential uses. Internally the unit provides a mix of large open plan office area with separate private offices & boardroom. The property includes fully fitted staff room kitchen and ladies and gents WC's. The property benefits from the following amenities;

- Gigaclear Fibre Broadband
- Oil central Heating
- LED lighting
- Carpeting throughout the office area
- Fully Fitted kitchen
- 2 x WC
- Security alarm
- Ample parking
- Network cabling

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>391.02</b>	<b>4,209</b>

## **RATING ASSESSMENT**

Rateable Value £41,000

Rates Payable £20,459

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 57.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £44,250 per annum exclusive. VAT is applicable

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
March 2024



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

**[www.quintons.co.uk](http://www.quintons.co.uk)**

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.

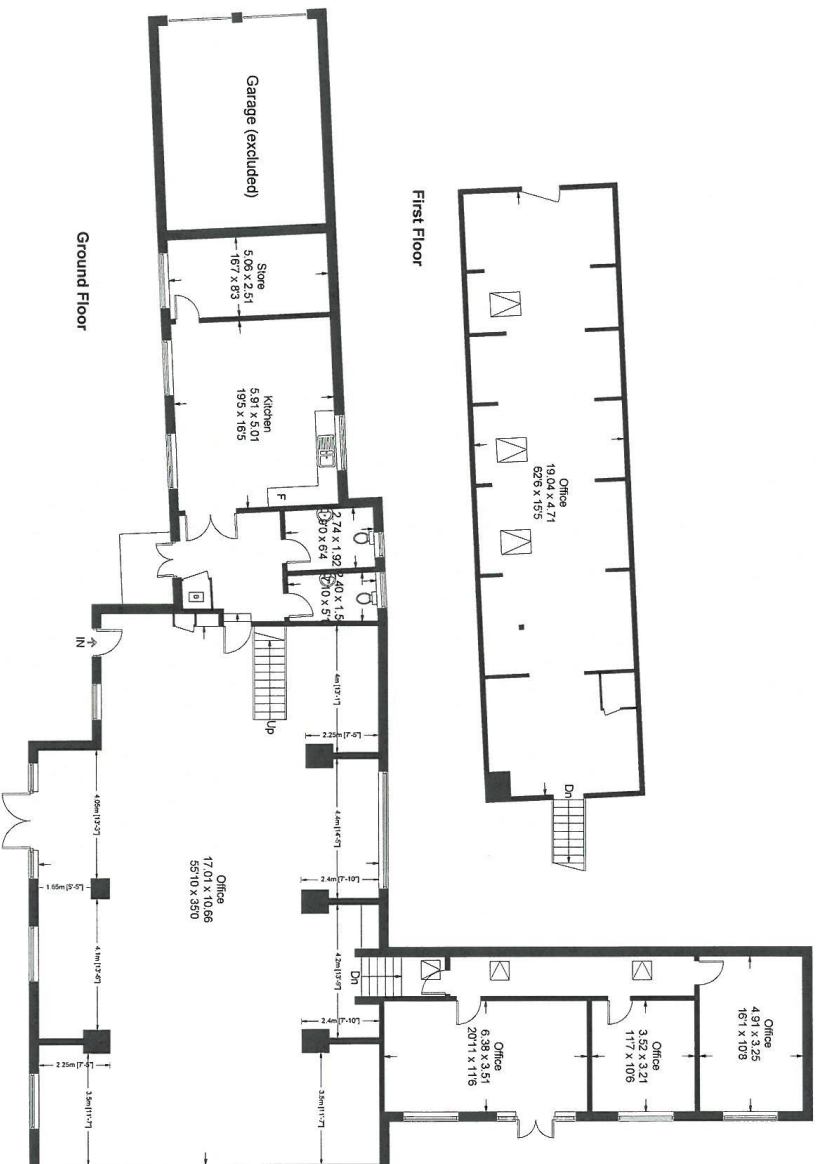


Illustration for identification purposes only, measurements are approximate, not to scale. (ID922233)