

**Top Barn
Lower Henwick Farm
Bath Road, Newbury, RG18 3AP**



Attractive Barn Converted to Offices

Recently Refurbished

**1817 sq ft (168.80 sq m)
TO LET**

LIBERTY HOUSE, GREENHAM BUSINESS PARK NEWBURY, BERKSHIRE RG19 6HS

TEL: 01635 282566

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 Farm 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.

**Amenities**

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

Accommodation

1817 sq 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 £25000 per annum exclusive (£13.75/sq ft).

Business Rates

RV £14,500 2017/18

Local Authority

West Berkshire District Council
Council Offices
Market Street
Newbury
RG14 5LD
T: 01635-42400

Service Charge

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

EPC

The property is exempt from the requirement for an EPC, as it is Grade 2 Listed

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

Strictly by appointment with the agents:

Richardson Commercial

Paul Richardson

T: 01635 282566

E: paul@richardson-commercial.co.uk

Brunsdon Associates

February 2017.

Subject to Contract