

LONG BARN, LITCHFIELD  
WHITCHURCH, RG28 7PR



Impressive Converted Office Barn Conversion

**Approx 1,474 sq ft**

**TO LET**

**Tel: 01635 282566**

**IMPORTANT:**

## Location

Long Barn South is conveniently located less than ½ mile from the A34. The property is well situated for main route access; A34 from Oxford – Southampton and M1 (J13) provides direct access to London and the West Country. Whitchurch has a mainline railway station with access to London Waterloo in approximately an hour.

Long Barn is less than 4 miles from the market town of Whitchurch, 10 miles from Newbury and surrounded by beautiful countryside.

Litchfield itself is a traditional estate village, with Long Barn located on the site of the former main farmyard on the edge of the village.

## Description

An attractive former farm building that has recently been converted to superb office accommodation. The property benefits from a striking oak staircase.



## Amenities

### Warehouse

- Open plan offices with meeting room
- Fast broadband 80/20 FTTC service
- Kitchenette
- Disabled and single WC
- Oil fired central heating
- Ample Parking on site

## Accommodation

Approximately 1,474sq ft (136 sq m).

This area has been measured on a net internal basis in accordance with RICS Code of Measuring Practice

## Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Any lease in excess of 5 years will contain provision for an upward only rent review.

## Rent

£15,000 per annum. VAT will be charged on the rent. Available now.

## Service charge

A service charge will be required in relation to the maintenance, upkeep and insurance of the office, including maintenance of the external area.

All electricity and oil are metered and will be charged to the tenant quarterly. Water and septic tank are on a private supply.

## Business Rates

Rateable Value £17,250

We strongly recommend that all interested parties make their own enquiries with Basingstoke & Deane Borough Council to ensure this information is correct.

## EPC

The Energy Performance Certificate rating is C. A full copy is available upon request.

## Legal Fees

Each party is to bear their own legal fees.

## Viewing

Strictly by appointment with the joint agents:

**Richardson Commercial**

**Paul Richardson**

**T: 01635 282566**

**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

**Or**

**Strutt & Parker (01635) 566913**

January 2019.

**Subject to Contract**