

WASING ESTATE

Home Farm Building 4a (RHS) and 4b (LHS)

Wasing Park, Aldermaston

Berkshire, RG7 4NG



OFFICES TO LET

WASING ESTATE

LOCATION

Set in a rural location in the heart of the Wasing Estate close to the villages of Aldermaston and Brimpton; with easy access to the A4 and M4 motorway.

DIRECTIONS

From the M4 proceed West on the A4 towards Newbury and turn off onto the A340 signposted Aldermaston. On entering the village, turn right at the mini roundabout and head along Wasing Lane until you approach a T-Junction with a black & white chequerboard facing, turn left before the t-junction by Shalford Lodge and proceed up the drive. At the top of the drive at the crossroads, turn right and then after a short distance turn left through the gate into the farmyard area. Buildings 4a and b will be on your right hand side.

DESCRIPTION

Two offices available, right hand side and left hand side of the building.

Planning permission has been granted for the complete refurbishment and conversion of the buildings to offices under permission number 03/01226/FUL a copy of which can be inspected at the estate office. The estate has recently completed the refurbishment of the rest of the range of buildings in the yard which are now let. Building 4 offers a tenant the opportunity to be involved in the refurbishment of the building to meet their own specific requirements.

ACCOMODATION

Subject to final measurement on completion of the refurbishment works it is envisaged that the buildings will provide the following internal floor space:

Office A:	980 sqft
Office B:	600 sqft
Total:	1580 sqft

OUTSIDE

PARKING

Available

No heating, plumbing, gas or electrical appliances, including electrical points, have been tested by the agents, as we are not qualified to do so or make statements regarding them.

TERMS

The premises will be available to let, if the landlord does the refurbishment, on a new full repairing and insuring lease, the length of which is open to negotiation. Preference will be given to a 10 year term with 5 year rent review, at the rent as set out below. Alternatively a scheme could be agreed where the refurbishment work is wholly or partially undertaken by the tenant over a term and at a rent to be agreed.

RENT

Office A:	£14,700	per annum exclusive
Office B:	£9,000	per annum exclusive

The rent to be agreed could depend on whether it is the landlord or tenant that undertakes the refurbishment works to the building and to what specification. In its current state the building is available for around £20 per square metre per annum for the tenant to then fund refurbishment. Full refurbishment by the landlord would result in a rental value of up to £165 per sqm. A figure somewhere between subject to may be arrived at by negotiation if the work is shared.

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We understand that VAT will be charged on the rents

BUSINESS RATES

To be assessed. We recommend that all interested parties make their own enquiries with West Berkshire Council to obtain confirmation on the likely rateable value.

LEGAL FEES

Each party to be responsible for their own legal costs

SERVICES

Mains water, electricity, septic tank drainage

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is let subject to and with the benefit of all right including rights of way whether public or private, light, support, drainage, water, electricity supplies and other rights, obligation, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves, stays, cables, drains, water, gas and other pipelines.

VIEWING

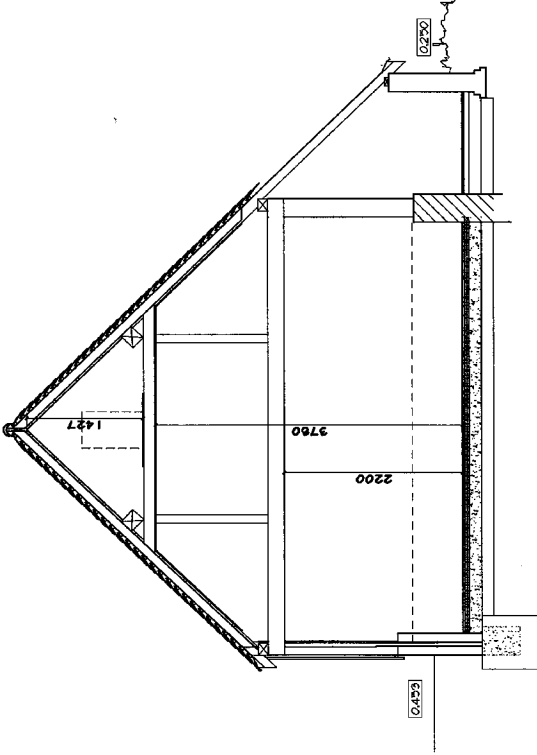
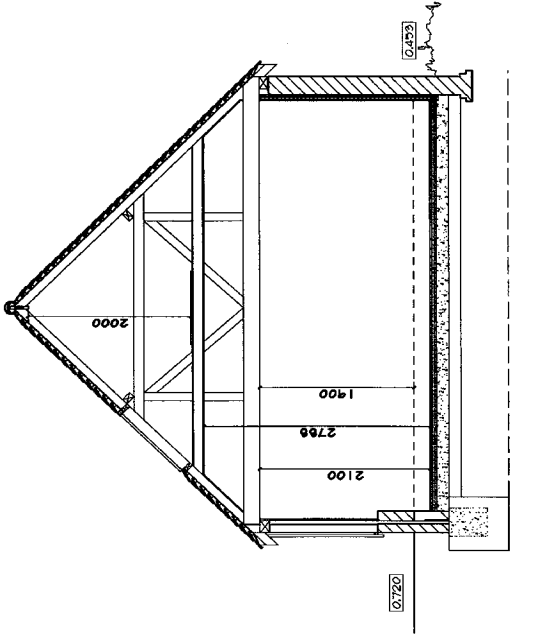
Strictly by appointment with the Landlord. Please call the Estate office on 0118 9714140 to arrange an appointment.

ADDITIONAL PHOTOGRAPHS

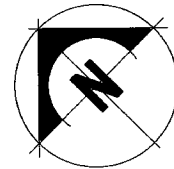


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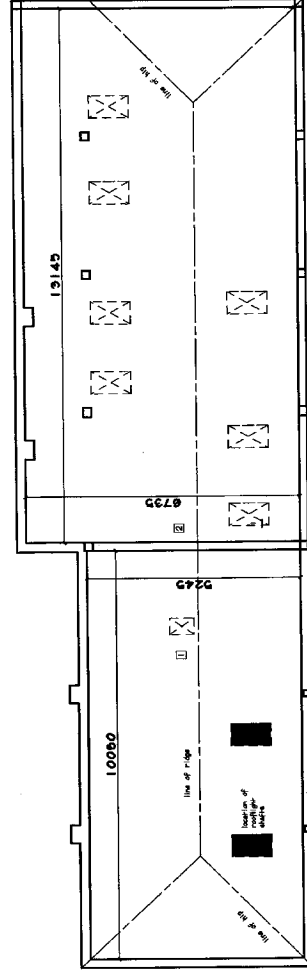
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE CONTRACTOR IMMEDIATELY FOR INSTRUCTIONS.



PROPOSED
BAT LOFTS



CEILING PLAN (1:50)



BUILDING 1B
PROPOSED BAT ROOST
COLD ROOF CONSTRUCTION

BUILDING 4A
PROPOSED BAT ROOST
WARM ROOF CONSTRUCTION

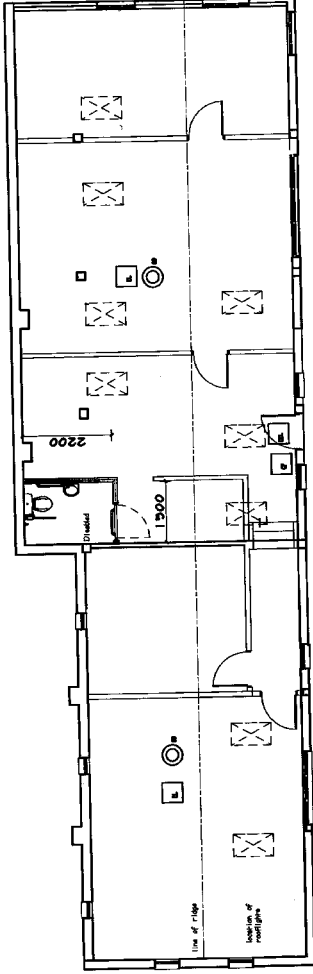
WASING ESTATE

PROPOSED OFFICE LAYOUT

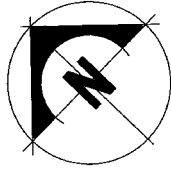
PLAN LAYOUTS (1:100)

BUILDING 4B

BUILDING 4A



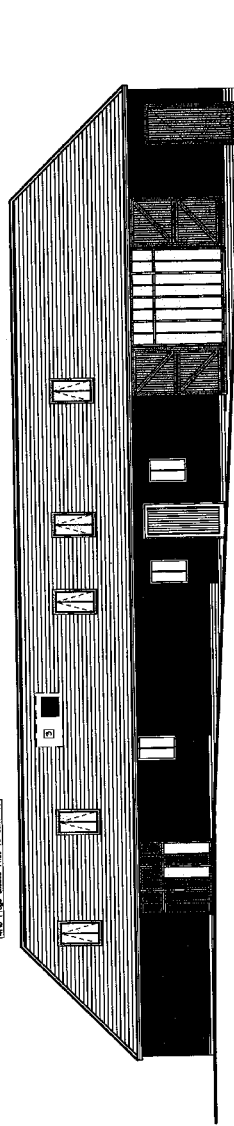
BUILDING 4 PROPOSED OFFICE SPACE



SOUTH-EAST ELEVATION (1:100)

USE THIS SCALE FOR BUILDING 4B

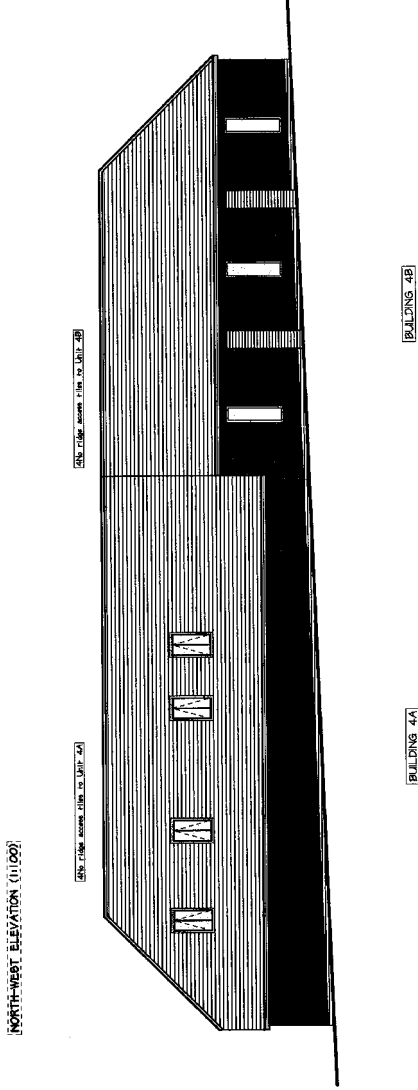
USE THIS SCALE FOR BUILDING 4A



BUILDING 4B

BUILDING 4A

WASING ESTATE



IMPORTANT NOTICE

These particulars have been prepared to give a fair overall description of the property but are not intended to constitute part of an offer or contract. They are drawn up to comply with the Property Misdescriptions Act 1991 and, whilst some descriptions are subjective, the information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact. All measurements are approximate. Any photographs, artist impressions or plans are deemed to be representative of the property but no assumptions should be made in respect of the property or locality which might not be shown.