

WASING ESTATE

St Leonards Chapel Brimpton, Reading Berkshire RG7 4SQ



OFFICES TO LET

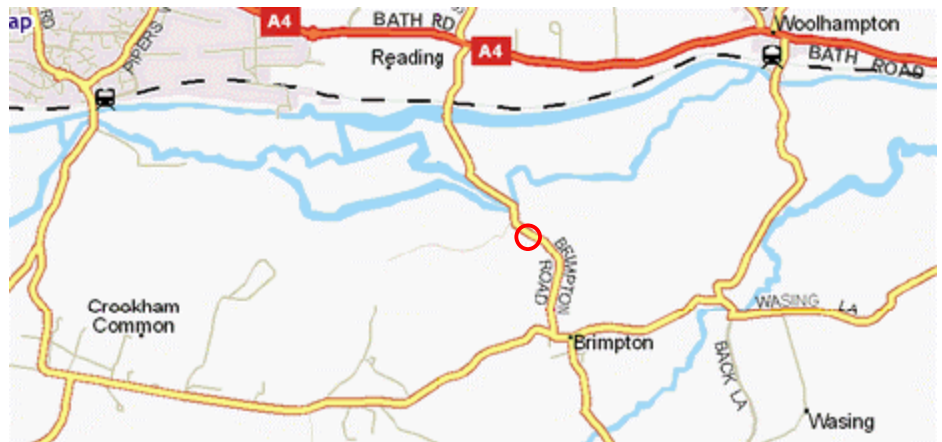
WASING ESTATE

LOCATION

Set in a rural location in the edge of Brimpton Village close to Aldermaston and Midgham.

DIRECTIONS

From the M4 proceed West on the A4 towards Newbury continue on the A4 through Midgham towards Thatcham. Turn left at the staggered crossroads, before the Coach & Horses, towards Brimpton. The Chapel is found along this road on the right by Manor Farm before you come into Brimpton Village.



DESCRIPTION

Detached 12th century (to be checked in file) former chapel building of flint brick construction under a tiled roof

Property requires complete fitting of the interior and therefore offers a tenant the opportunity to be involved in the refurbishment of the building to meet their own specific requirements

Planning permission has been granted permission number 153634/FUL a copy of which can be inspected at the estate office for conversion to an office with associated parking on adjacent agricultural land. The initial building work to consolidate the structure and replace the roof has been done.

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: 60.4 sqm (**650 sq ft**)

OUTSIDE

PARKING

Parking available subject to completion of the proposal which has Planning Permission

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 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: £9,750 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.

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, to be installed as part of the refurbishment

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

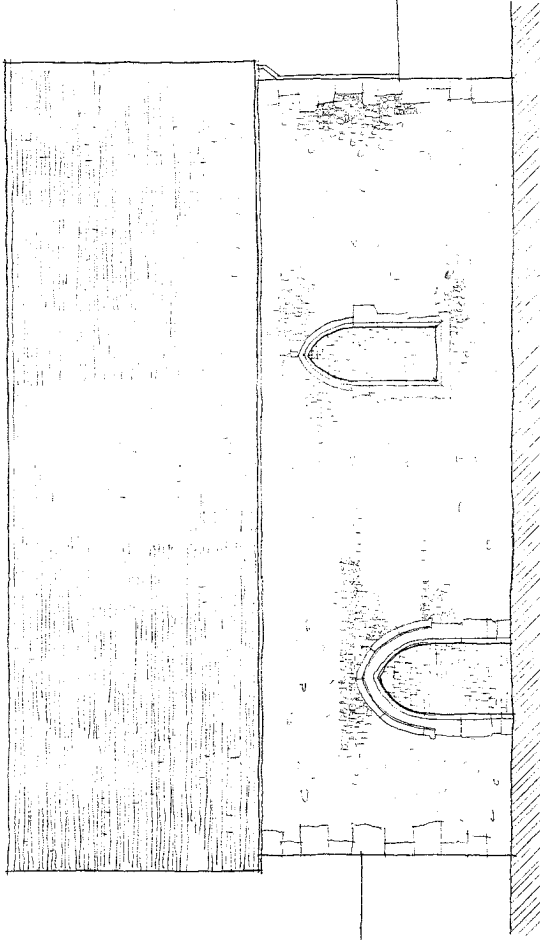
Strictly by appointment with the Landlord. Please call the Estate office on 0118 9714140 to arrange an appointment.

ADDITIONAL PHOTOGRAPH

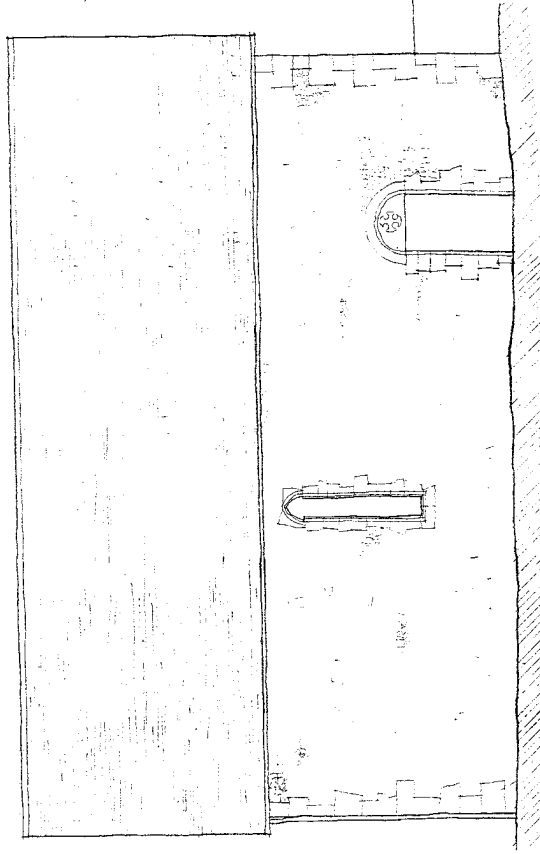


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PLANS AND PROPOSED ALTERATIONS

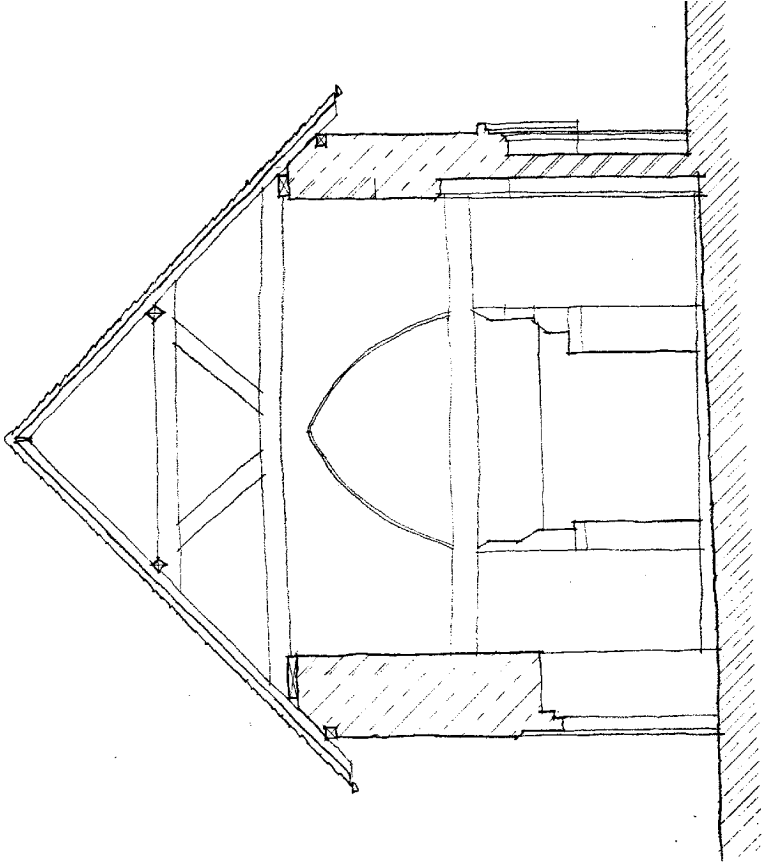


S O U T H E L E V A T I O N

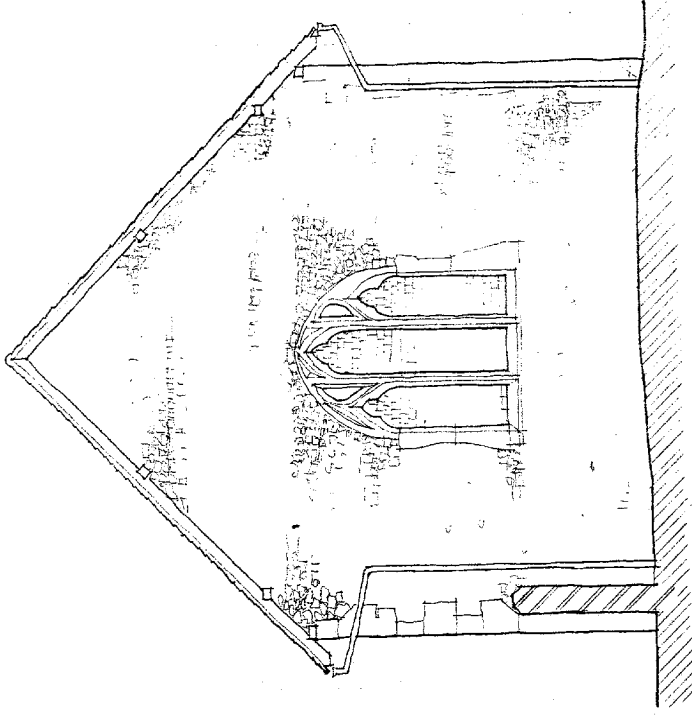


N O R T H E L E V A T I O N

WASING ESTATE

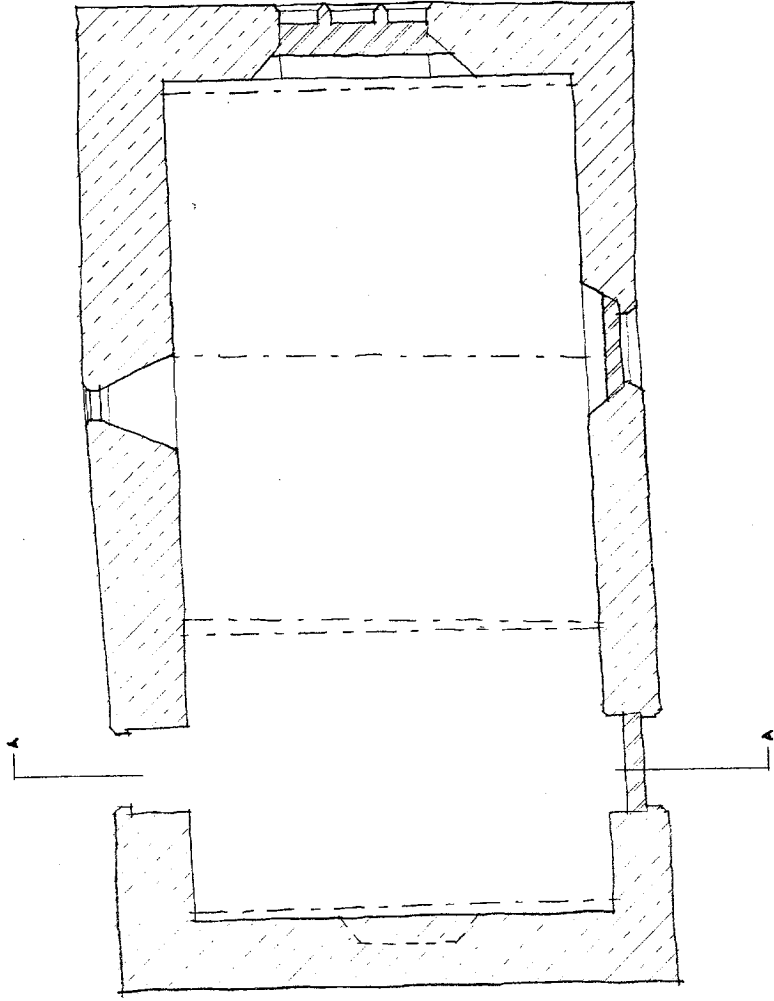


SECTION A - A

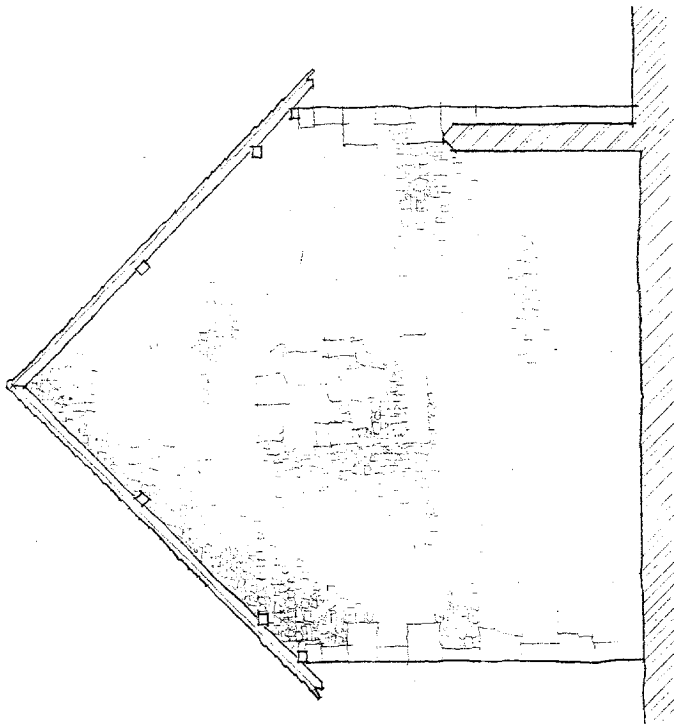


EAST ELEVATION

WASING ESTATE

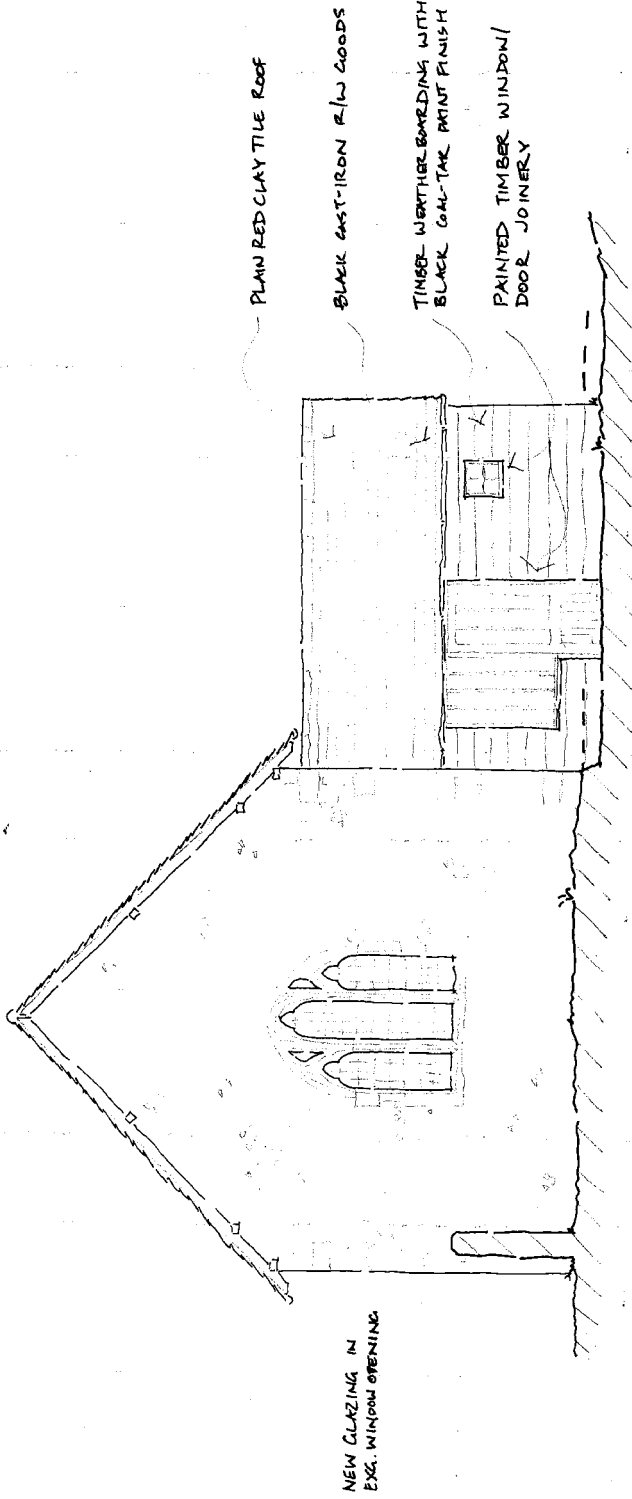


P L A N



W E S T E L E V A T I O N

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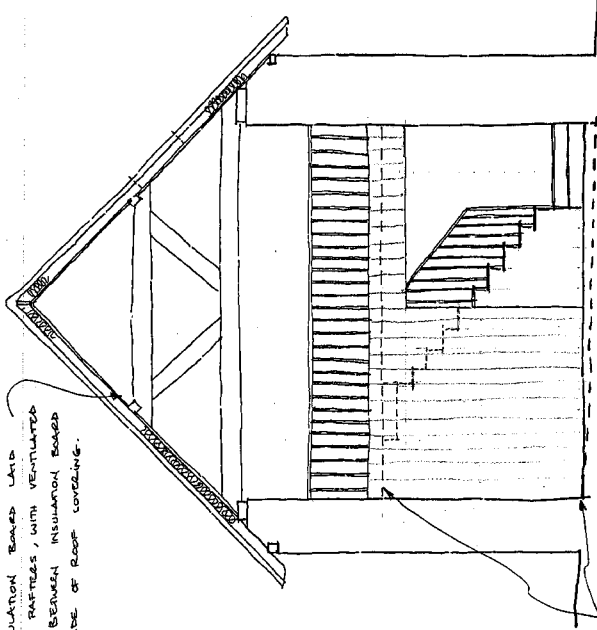


WASING ESTATE

PLASTER TO UNDERSIDE OF RAFTERS WITH INSULATION BEHIND LATH BETWEEN RAFTERS, WITH VENTILATED AIR GAP BEHIND INSULATION BOARD & UNDERSIDE OF ROOF COVERING.

2" NO. RAISED RIDGE TILES FOR KITCHEN, SOIL VENT PIPE

750 x 500mm TRADITIONAL CAST IRON TYPE SKYLIGHTS



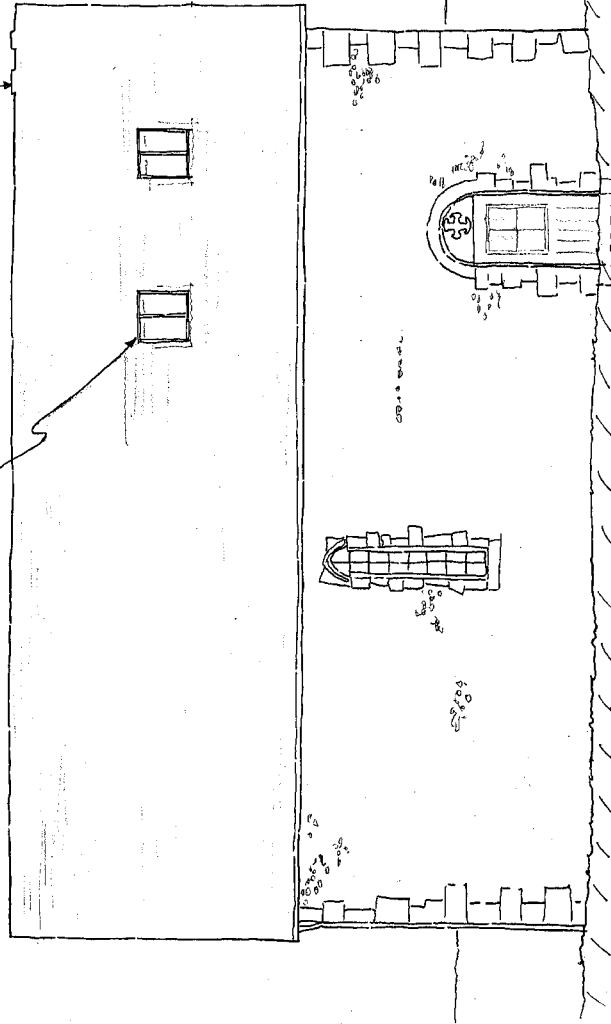
PROPOSED SECTION A-A

REMOVE SAND/MAIZE FROM FLOOR. LAY NEW WEAR AND TEAR SLAB BUILT UP OFF EXIST. FLOOR (WITH ISOLATING MATERIAL BETWEEN IF NECESSARY) OR, TAKE FLOOR FINISH (?) TO BE REMOVED & EXPOSED. LINE OF FINISH FLOOR LEVEL. LINE OF FLOOR LEVEL.

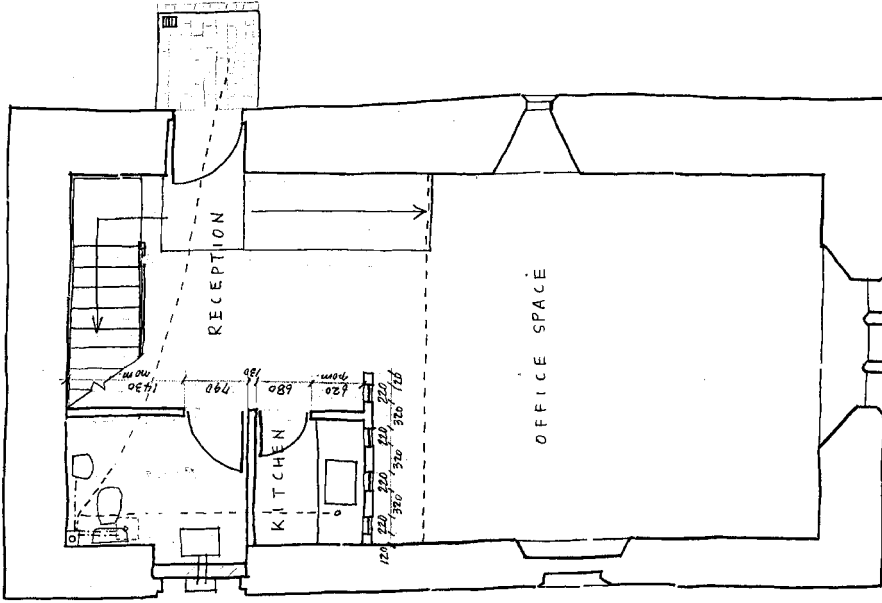
ANDREW TOWNSEND ARCHITECTS
 HISTORIC BUILDINGS CONSULTANTS
 MARLBOROUGH HOUSE, 2 BROMSGROVE, FARMINGTON, OXON, SN7 7JQ
 TELEPHONE 01997 228289, FACSIMILE 01997 228285

NEW GLAZING FISHED IN CLEAR LEADED GLASS
 NEW DOOR FORMED IN PAINTED S/W JOINTERY
 GROUNDLEVEL REDUCED ADJACENT TO COURWAY

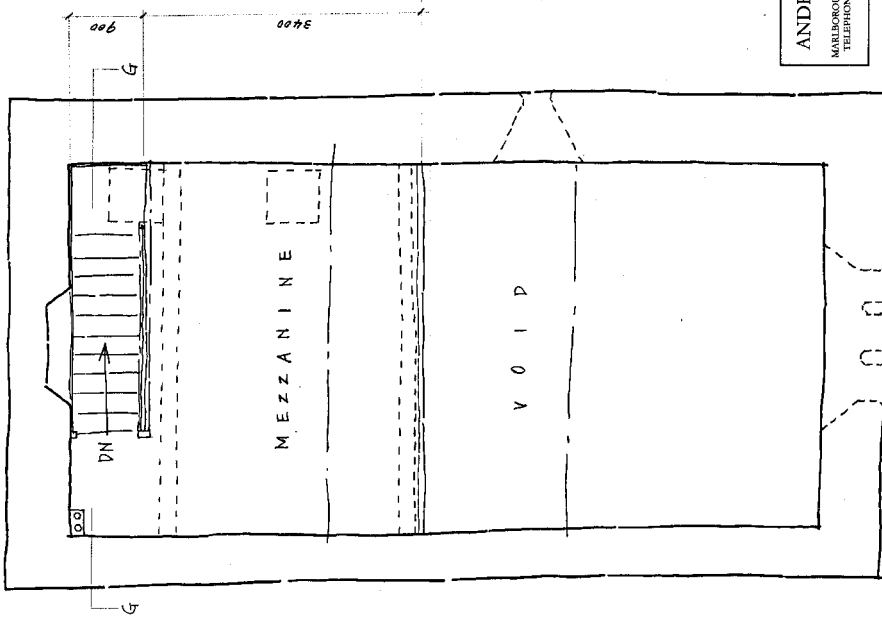
PROJECT	ST. LEONARD'S CHAPEL, BRIMPTON		
DRAWING	PROPOSED SECTION 4 ELEVATION		
DATE	NOV '78	SCALE	1:50
APP'D BY		DATE	2.17.06



PROPOSED NORTH ELEVATION



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

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 MARLBOROUGH HOUSE, 2 BROMSGROVE, FARMINGTON, OXON, SN7 3JQ
 TELEPHONE 01867 226299
 FACSIMILE 01867 228335

Product	ALTERATIONS TO ST. LEONARD'S CHAPEL, BRIMPTON		
Drawing	FLOOR PLANS		
Date	JULY 01	Scale	1:50
		Drawn by	Z19: WD 01

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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 parts of the property or locality which might not be shown.