

WASING ESTATE

Shalford Farm Garage & Piggery Buildings 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 reach a T-Junction with a black & white chequerboard facing, turn left. After a short distance yard area and piggery will on your right hand side the garage just a little further on.

DESCRIPTION

1 office building of 2 storeys in the garage building and the piggeries which might be occupied as 1 building or up to 4 separate units. The whole complex of buildings could be occupied by one company, rented by 1 company who are allowed to sublet units, with the control that would give them over their neighbours or all units occupied separately rented from the estate.

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 current caravan hire business tenants of the yard and buildings are looking at opportunities to relocate. Some years ago estate completed the refurbishment adjoining buildings at Shalford farm. The garage and piggery buildings offer 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:

Garage building:	2000 sqft
Piggery (total of 4 equal units:	2000 sqft
Total:	4000 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

Garage building:	£30000 per annum exclusive
Piggery individual unit:	£7,500 per annum exclusive
(total of 4 units)	£30000 per annum exclusive
Total:	£60000 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

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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.

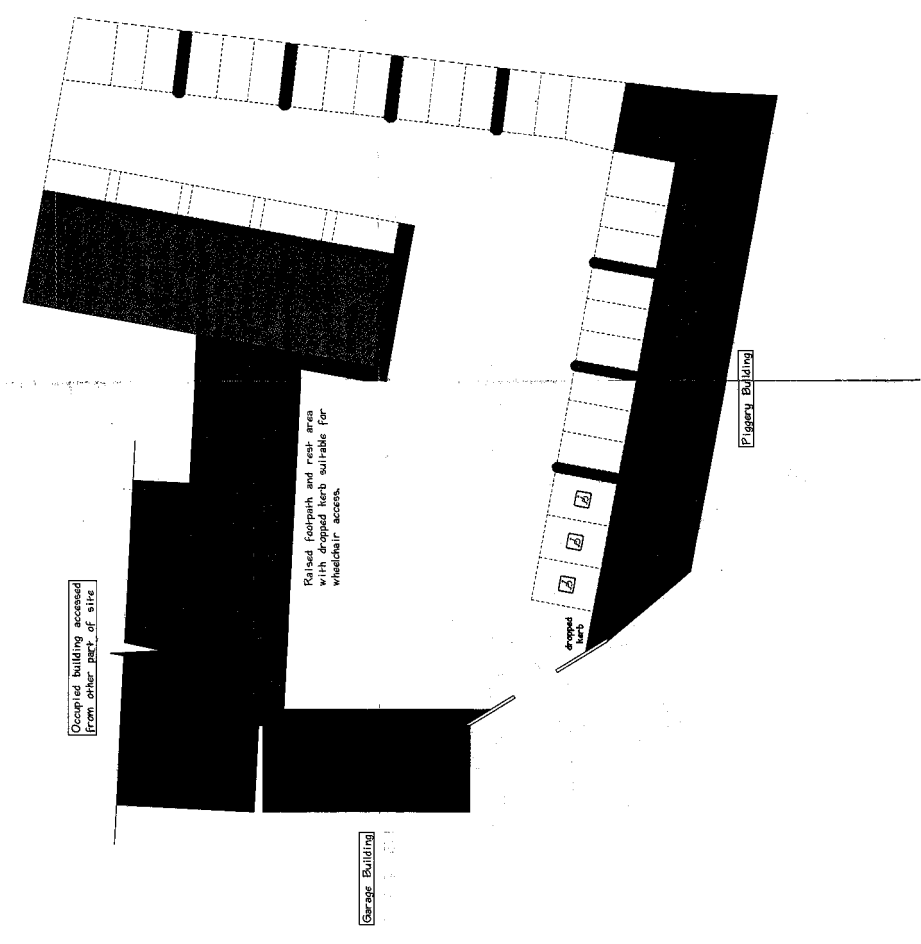
VIEWING

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

ADDITIONAL PHOTOGRAPHS

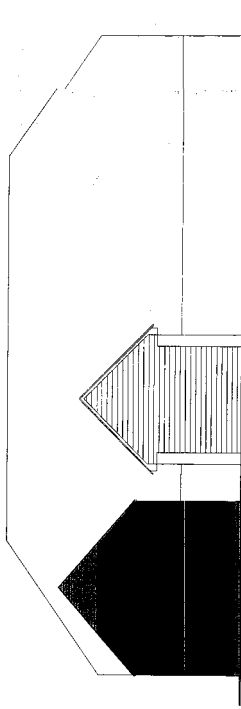


WASING ESTATE

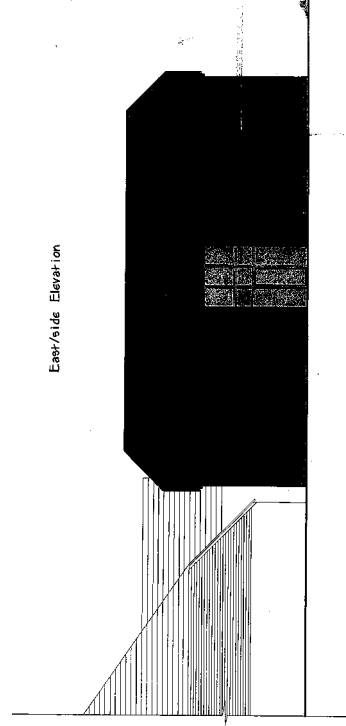


<p>All dimensions are to be checked on site prior to construction, discrepancies must be reported to the Contract Administrator for instruction.</p>	
A	Revisions
	Date
	Revisions
<p>MURSELL & COMPANY Chartered Building Surveyors PO Box 334 THATCHAM RG19 3BN Tel : (01635) 672000 Fax : (01635) 861616</p>	
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Client	Wasing Estate
Job Title	Shelford Farm Wasing Estate Brimpton RG7 4RD
<p>Drawing Title Proposed Block Plan</p>	
Scale	1:200
Date	19.12.01
<p>Drawn by PD</p>	
<p>Drawing No. H.1.12/PR/05</p>	

WASING ESTATE



East/Side Elevation



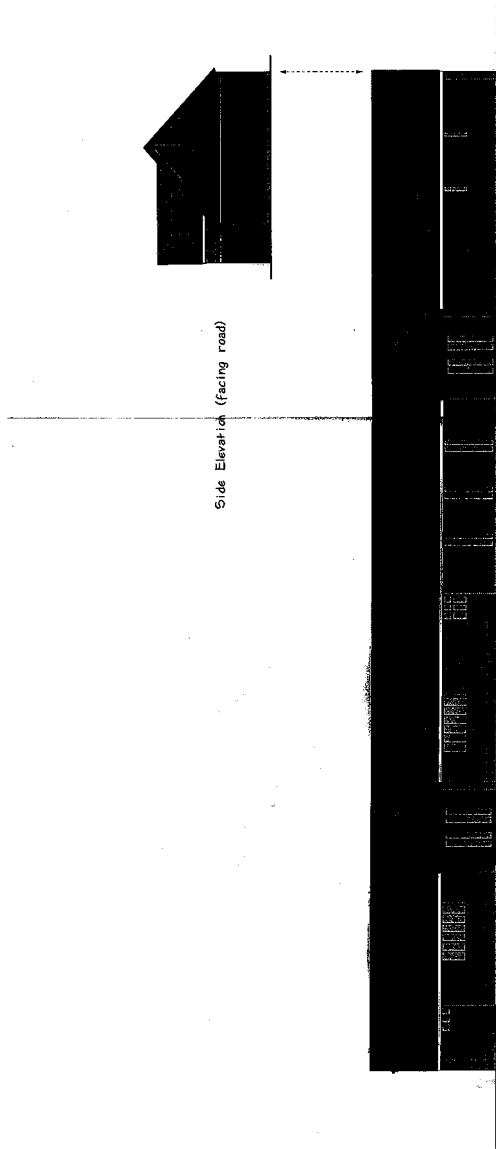
Rear Elevation (facing road)



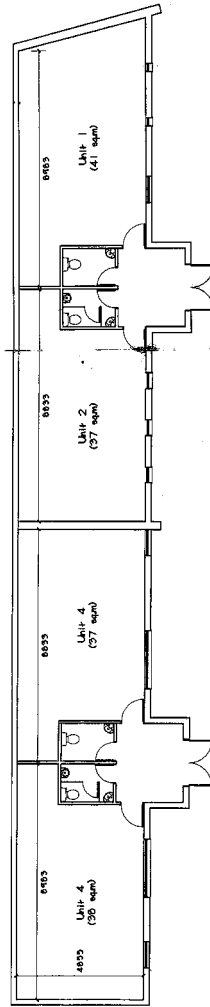
Front Elevation (Facing Courtyard)

<p>All elevations are to be checked on site prior to construction, discrepancies must be reported to the Contract Administrator for protection.</p>	
Date	Revisions
A 21.05.2021	First Issue
B 23.11.2021	Alterations following Meeting 11.11.21
<p>MURSELL & COMPANY Chartered Building Surveyors PO Box 334, THURCHAM, RG19 2BN Tel : (01635) 672000 Fax : (01635) 661515</p>	
<p>MURSELL & COMPANY (MURSELY) LIMITED</p>	
Client	Wasing Estate
Job Title	Chalford Farm Wasing Estate Wasing
Drawing Title	Proposed Elevations
Scale	1:100
Date	21.05.2021
Drawn by	PD
Drawing No.	PL11.12/PRO3

WASING ESTATE



Front Elevation (facing courtyard)



All drawings are to be read in conjunction with the specification and the contract documents and the contract documents for instructions.

Date	Revisions
A 21.03.2001	First Issue
B 26.03.2001	Revisions following meeting 11.03.2001

MURSELL & COMPANY
Chartered Building Surveyors
PO Box 334 THATCHAM RG19 3BN
Tel : (01635) 672000 Fax : (01635) 661515

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Client:
Wasing Estate

Job Title:
Shelford Farm
Wasing Estate
Wasing

Drawing Title:
Proposed Plan and Elevation

Scale:
1:100

Site:
21.03.01

Drawn by:
PD

Drawing No.:
H.1.12/PR/02

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.