

# WASING ESTATE

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## **Budds Plantation Aldermaston, Berkshire**



## **STORAGE UNIT TO LET**

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## LOCATION

Set in a rural location 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. Drive straight through the village still on the A340 towards Tadley. After the recycling centre turn right signed Kingsclere. a short way down this road take the track on the right hand side beside Porkers cottage, you will come to a gate, Budds Plantation is up this track.

## DESCRIPTION

Former workshop for minerals works with an inspection pit and potential stores and office in addition to main workshop space.

Property is not listed.

Planning permission has been granted for B8 use permission number 02/01657/FUL a copy of which can be inspected at the estate office

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

A Quote to connect to electricity supply is available to view from the Estate Office.

## ACCOMODATION

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

Storage unit: 111 sqm (1,200sqft)

Yard/ compound:

## OUTSIDE

Yard / compound delineated on planning permission (requires fencing)

## 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 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

Storage Unit: £6,000 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 £65 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.

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## LEGAL FEES

Each party to be responsible for their own legal costs

## SERVICES

Mains water, electricity to be laid on, septic tank to be installed,

## 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



## 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.*