

Eco Business Space

North End, Newbury

The Barns, North End, RG20 0AZ



TO LET:

Up to 3,077 SQ FT (206 SQ M)

Your attention is drawn to the important notice at the end of the text.

Location

The Barns are located at the end of a single-track private driveway accessed from an adopted lane that runs between Holtwood and West Woodhay.

The property is classed as being within the village of North End which is approximately 6 miles from the town of Newbury and benefits from good road access to the A34 (approximately 3.4 miles) and the M4 (approximately 11 miles). Newbury Rail Station also provides fast access into London via Reading.

Building

The property comprises two former barns that have been converted to modern business space and linked by a glass fronted reception. The Barns are double height and are clad with weatherboarding.

The space comprises perimeter trunking, LED lighting and tiled solid floors. The ceilings are double height and allow potential for a mezzanine floor. The barns have double doors at each end providing access to the external areas. The buildings also contain a modern kitchen and ample WCs and to the side of the smaller barn there is a lean to that can be used for storage.

The Barns have been fitted out with renewable energy technologies including solar panels, a ground source heat pump and two electric vehicle charging points. Externally there is a large car park with a capacity of up to 30 cars and a garden to the side of the property. The Barns enjoy a peaceful rural setting with electric security gates which are locked at night.

Use

Permitted use includes offices, showroom and training facilities with ancillary storage (B1 and B8). Alternative uses considered, subject to planning.

Rent

On application.

VAT

We have been informed that VAT is not payable on the rent.

Outgoings

Business Rates: The rateable value for 2017 is £37,500.

Utilities: Water bills are payable however there is no charge for heat/power as it is generated by renewable sources.

Service Charge

To be advised.

Lease Terms

The property is available as a whole by means of an assignment of an internal repairing lease expiring on 31st March 2026 with a mutual break clause on 1st April 2021. Alternatively a new lease may be granted.

EPC

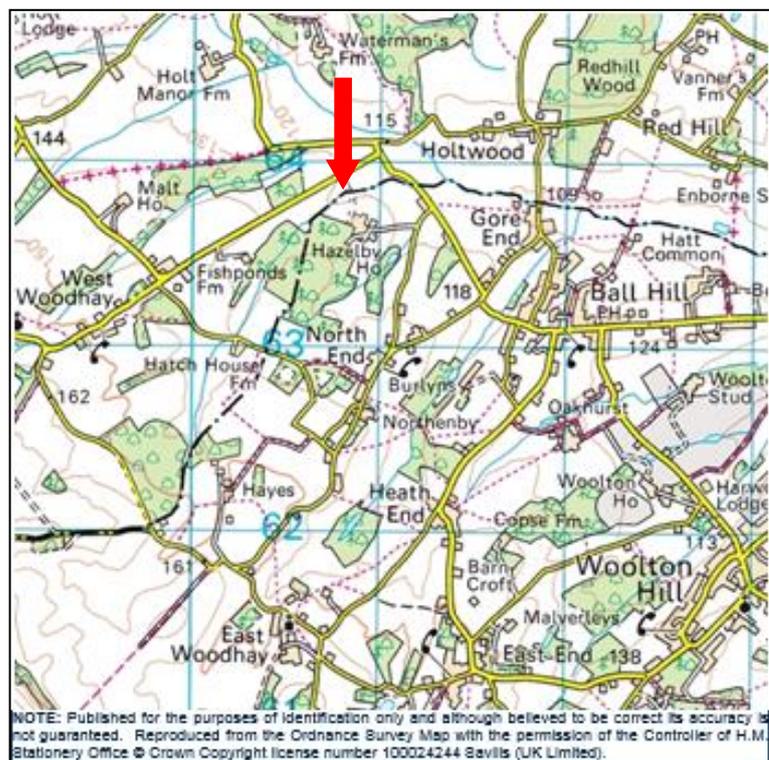
Property benefits from an 'A' rating.

Legal Costs

Each party is to be responsible for their own legal costs

Viewings

By prior appointment with the sole letting agents:-



Important Notice:

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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