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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Industrial/Storage/Workshop



The Old Dairy, Eling Farm, Eling Road, Eling Hermitage, Thatcham,
Berkshire RG18 9XR

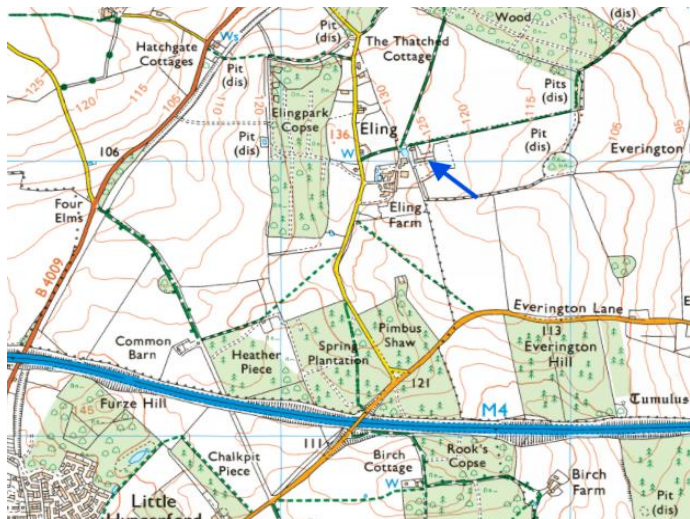
3,254 sq ft (302.25 sq m)

£16,500 per annum

SIMMONS & SONS

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Location



The unit is situated in Eling, a rural hamlet within West Berkshire, positioned just off the M4 motorway and approximately 5 miles north-east of Newbury. This peaceful countryside setting forms part of the parish of Hampstead Norreys, offering convenient access to nearby towns including Thatcham and Reading.

Description

The Old Dairy, Eling Farm is workshop/industrial premises with wide secure double doors and a pedestrian access to the rear. Additionally, the unit benefits from a three phase electrical supply and a mains water connection. The double doors have an access height of 2.4 metres. Parking is to the front of the property.



Accommodation

The accommodation comprises the following net internal areas:

Main Warehouse: 90 ft x 25 ft
Workshop/Store: 32 ft x 13.5 ft
Store Room: 13.5 ft x 9 ft
Store Room: 18ft x 12.5ft
Kitchenette/W/C: 18ft x 12.5 ft

Floors	sq ft	sq m
Total Area	3,254	302.25

EPC

Not Applicable.

VAT

VAT is elected and is Chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

The property is available by way of a new commercial lease subject to a term to be agreed, which will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

The Landlord is willing to undertake refurbishment works subject to securing a suitable tenant and lease terms.

Business Rates

Interested parties should make their own enquiries directly with West Berkshire District Council on 01635 519520.

Contact

Strictly by appointment with the Sole Marketing Agents:
Jack Thurley Basingstoke office Tel: 01256 327711 Email: jthurley@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://RICS.org)

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