



Chartered Surveyors &  
Commercial Property Consultants

## WORKSHOP WITH OFFICES

# TO LET

**THE WORKSHOP, HAMPSTEAD NORREYS  
THATCHAM, BERKSHIRE, RG18 0TN**

**5,879 SQ FT (546.16 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Situated in a quiet area but with good access and a strong business community with opportunities for networking with other business tenants. The charming Yattendon village is a 5 minute drive away and includes a Village Stores and Post Office, The Pantry coffee shop and the famous Royal Oak hotel, restaurant and pub.

Yattendon is ideally situated mid way between junctions 12 (Theale) and 13 (Newbury) of the M4 with good links to the North and South via the A34. Pangbourne and Theale train stations are equidistant and offer direct rail services to London Paddington.

## **DESCRIPTION**

A large, former grainstore ready to convert into a commercial warehouse and office space.

The building can offer 4700sq ft of warehouse space and 1154 of office space over 2 floors. The office space can be configured to meet specific requirements. For example only 1 floor of office could be created.

Parking is available, generous eaves height in warehouse with space for a mezzanine floor if required.

- Total space available 5879 sq ft
- Generous roof height
- Exclusive use parking
- Easy access to M4
- 3 phase electricity
- Opportunity to design a bespoke space

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor		4,700
First Floor		1,154
<b>Total</b>	<b>546.16</b>	<b>5,879</b>

## **RATING ASSESSMENT**

Rateable Value £tba

Rates Payable £tba

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of tba and a score of tba.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £55,000 per annum exclusive. VAT is applicable.

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## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
January 2026



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