



Chartered Surveyors &
Commercial Property Consultants

WAREHOUSE WITH OFFICES

TO LET

**MILL AND MIX, CHILDS COURT FARM, ASHAMPSTEAD
COMMON, YATTENDON, RG8 8QT**

5,870 SQ FT (545.32 SQ M)



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

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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

Childs Court Farm is situated in a quiet rural area but with good access and has a strong business community with opportunities for networking with other business tenants. The charming Yattendon village is 1.5 miles away and includes a Village Stores and Post Office, The Pantry coffee shop and the famous Royal Oak hotel, restaurant and pub, a gym, beauticians, and hairdressers. The estate has many kilometers of walks through woodland and fields, ideal for getting fresh air at lunchtime.

Yattendon is ideally situated midway 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

The Mill and Mix is a 4,307 sq. ft former agricultural building that has been converted into a good quality warehouse and office. There is also a separate 1,563 sq. ft 'lean to' attached to the end of the building suitable for additional storage.

The property benefits from 3 phase electricity supplied via solar panels, roller shutter doors, polished concrete floor, eaves height of 10.5m rising to 13.5m with space for a mezzanine if required, Gigaclear fibre broadband and exclusive use car park.

The property is situated at Childs Court Farm, 1 of the 2 main commercial sites on the Yattendon Estate and has good access and road links for deliveries or distribution.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Main Warehouse	400.12	4,307
Lean to Storage	145.20	1,563
Total	545.32	5,870

RATING ASSESSMENT

Rateable Value: £25,250 Rates Payable £10,908 (2026/27)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-58

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PROPOSAL

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years. The quoting rent for the whole is £60,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater / Mr Tom Price

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April 2026



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