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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

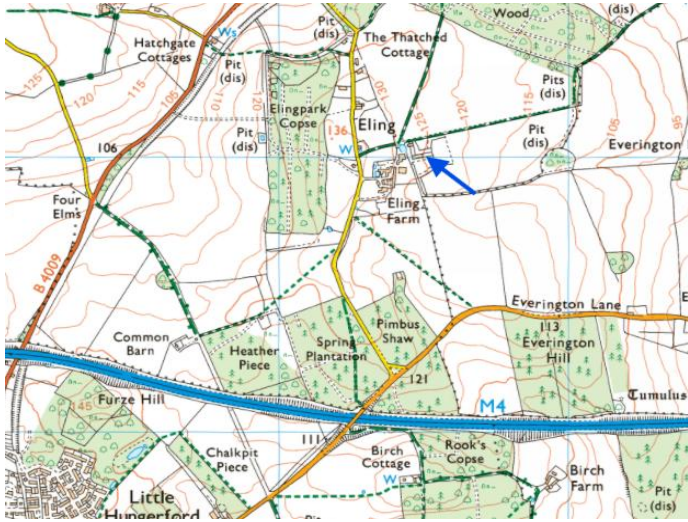
3,254 sq ft (302.25 sq m)

£26,000 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
<b>Total Area</b>	<b>3,254</b>	<b>302.25</b>

## 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.

## 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](mailto: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)

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