



Chartered Surveyors &
Commercial Property Consultants

BARN CONVERTED OFFICES

TO LET

**UNIT 4, FRILSHAM HOME FARM BUSINESS UNITS, FRILSHAM
YATTENDON, THATCHAM, BERKSHIRE, RG18 0XT**

390 SQ FT (36.23 SQ M)



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

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

Frilsham Home Farm is located on the southern edge of the charming village of Yattendon and has a strong business community with opportunities for networking with other business tenants. On site there is a beautician, gym, brewery and other small businesses and the village of Yattendon is a walkable distance with Village Stores and Post Office, The Pantry coffee shop and the famous Royal Oak hotel, restaurant and pub. Renting a space here is a lifestyle choice rather than purely just a business decision.

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

This lovely brick building has been refurbished into a small office with kitchenette, toilet and allocated parking. At 390 sq ft this private, detached office will be perfect for 2 or 3 desks in a prime location at Frilsham Home Farm.

The refurb includes, new flooring, redecorated throughout, installation of double glazed windows, new kitchenette and new toilet.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Office	36.23	390
Total	36.23	390

RATING ASSESSMENT

Rateable Value £5,600

Rates Payable £2,419.20 (2026/27)

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 £7,200 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

Phone: 01635 551441

Email: shane@quintons.co.uk / tom@quintons.co.uk

April 2026



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

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.