



Chartered Surveyors &
Commercial Property Consultants

STORAGE UNITS

TO LET

**UNITS 6 & 7 HERMITAGE FARMS, OARE, HERMITAGE
THATCHAM, BERKSHIRE, RG18 9SD**

444 & 1,340 SQ FT (41.25 & 124.49 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

The property is situated on Hermitage Farms, Oare. Access is via the B4009 north of Hermitage, the property can be found by turning left just before the M4 Motorway bridge signposted Hermitage Farms.

DESCRIPTION

The properties comprise 2 semi-detached steel frame storage buildings with concrete floor and walls.

The property benefits from a large roller shutter door, eaves height of 2.7m rising to 4.5m and has good access for loading / unloading.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Unit 6	41.2	444
Unit 7	83.3	896
Total	124.5	1,340

RATING ASSESSMENT

Rateable Value - Unit 6 - £4,450 - Unit 7 - £8,900

Rates Payable - Unit 6 - £1,700 (2026/27) - Unit 7 - £3,400 (2026/27)

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 for Unit 6 is £5,400 per annum exclusive and for Unit 7 is £9,600 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING (by Appointment only)

Contact: Shane Prater / Tom Price

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April 2026



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