



Chartered Surveyors &  
Commercial Property Consultants

## MODERN WAREHOUSE WITH OFFICES

# TO LET

**THE GREEN BARN, THE LONG YARD, ERMIN STREET  
SHEFFORD WOODLANDS, NR HUNGERFORD  
WEST BERKSHIRE, RG17 7EH**

**2,400 SQ FT (222.96 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**

The Long Yard is located on the B4000, approximately 1½ miles from Junction 14 of the M4 motorway and 10 minutes drive from Newbury. Hungerford is approximately 4 miles to the south west.

## **DESCRIPTION**

The Long Yard is a courtyard of high quality business units set in landscaped grounds and maintained to the highest of standards. Amenities on site include security lighting, CCTV and out of hours electronic gates.

The Green Barn is a purpose built modern facility which provides warehouse/workshop accommodation and first floor offices. Built around a steel portal frame the building has brick and block elevations to a height of approximately 8ft with fully insulated laminated profile steel cladding to the upper part of the walls and the pitched roof. Utilising modern building materials and constructed to present building regulations this building will provide a highly efficient and well insulated working environment.

In addition to the main workshop area the ground floor office also has two WC's, (one disabled), shower and office/reception area. There is also a first floor office which has been constructed as open plan space but can be partitioned by the tenant to suit their specific requirements. Amenities provided with the building include;

### **Warehouse**

- 3 phase power
- Motorised roller shutter door
- Double skin roof lights
- Power floated concrete floor
- Minimum eaves height 19'6"
- Glass double doors to the reception

### **Offices**

- Carpeting
- Double glazed windows
- Air-source heat pump air-conditioning
- Suspended ceiling
- LED lighting
- High Speed Internet

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A minimum of 8 car parking spaces are provided with the property.

### **ACCOMMODATION**

|              | <b>Sq. M.</b> | <b>Sq. Ft.</b> |
|--------------|---------------|----------------|
| Ground Floor | 167.22        | 1,800          |
| First Floor  | 55.74         | 600            |
| <b>Total</b> | <b>222.96</b> | <b>2,400</b>   |

### **RATING ASSESSMENT**

Rateable Value: £17,250

Rates Payable: £8,607.75 (2025/26)

### **SERVICE CHARGE**

A service charge is levied by the landlord to cover maintenance of all common areas on site to include landscaping, landlords lighting and general maintenance. In addition the service charge covers external maintenance of the premises. The present service charge for 2025 is £1.25 per sq ft, plus VAT.

### **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of B and a score of 31.

### **PROPOSAL**

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £24,000 per annum exclusive. VAT is applicable

### **LEGAL COSTS**

Each party to be responsible for their own legal costs.

### **VIEWING**

Contact Shane Prater / Tom Price / Tash Chamberlain

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk) / [Tom@quintons.co.uk](mailto:Tom@quintons.co.uk) / [tash@quintons.co.uk](mailto:tash@quintons.co.uk)

November 2025

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