



Chartered Surveyors &  
Commercial Property Consultants

## BARN CONVERTED OFFICE SPACE

# TO LET

**4 CHILDS COURT FARM, YATTENDON  
WEST BERKSHIRE, RG8 8QT**

**1,284 SQ FT (119.28 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 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.

Yattendon is ideally situated mid way 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 property comprises a converted barn providing high quality office on the Yattendon Estate.

Childs Court Farm is a complex of commercial buildings with good access and parking. This office has been converted to a high standard and has the benefit of a separate meeting room and allocated parking.

The property is timber clad with PVC windows and doors, fibre broadband, toilet and kitchen with mezzanine storage above. Additional storage space may be available subject to separate negotiation.

## **ACCOMMODATION**

	Sq. M.	Sq. Ft.
<b>Total</b>	<b>119.28</b>	<b>1,284</b>

## **RATING ASSESSMENT**

Rateable Value £12,500

Rates Payable £6,237.50 (2024/25)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 77

## **PROPOSAL**

The property is available by way of a new internal repairing and insuring lease for a term to be agreed. The quoting rent is £19,000 per annum exclusive. There is no service charge for this property. VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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**VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

March 2025



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