

ORYX 2, WESTFIELD  
EAST GARSTON  
HUNGERFORD  
RG17 7HD



**Workshop unit in a rural yet accessible location – TO LET**

Approximately 1,975 sq ft (183.48 sq m)

- Good quality business/storage unit
- Loading door and good eaves height
- Sodium lighting to storage area
- Kitchen and wc facilities
- 3 phase electric
- Excellent parking
- On site security and CCTV
- Flexible working hours/access

## LOCATION

East Garston is a picturesque village approximately 6 miles north of Hungerford and in the Lambourn valley, famous for its racehorse training, and in beautiful countryside. It is conveniently located for the M4 (Junction 14) around 4 miles away. Rail links to London and the West Country are also found in Hungerford. Local facilities in East Garston include village stores, pubs and restaurants. A rural but easily accessible location. From Great Shefford you go along the Lambourn Road and Westfield will be found on the left hand side, just past the signs for East Garston (to the right), and past the Queens public house.

## THE PROPERTY

Converted from agricultural use some years ago, the property offers excellent accommodation for your business. Set on a working farm, yet presenting a clear and tidy and secure image.

The property offers a storage/production area of about 1592 sq ft (147.87 sq m) – including kitchen and wc together with offices of about 383 sq ft (35.61 sq m).

## TERMS

An internal fully repairing lease for a term to be agreed, at an annual rental of £15,000. Minimum Term 3 Years.

## BUSINESS RATES

We have been advised by West Berkshire Council that the **Rateable Value is £7,900** currently with **Rates Payable of: £3,681.40**. Small business rate relief will apply as the rateable value is less than £12,000.

## SERVICE CHARGE

There may be a service charge payable for upkeep of common areas.

## VAT

VAT may be applicable to rents/service charges quoted.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VIEWING

By strict appointment please with the vendors Agents **Brunsdon Associates**  
01635 255501                      [mail@brunsden.com](mailto:mail@brunsden.com)                      [www.brunsdon.com](http://www.brunsdon.com)



# Energy Performance Certificate

Non-Domestic Building



**ORYX 2 BUILDING**  
Westfield Farm  
East Garston  
HUNGERFORD  
RG17 7HD

**Certificate Reference Number:**  
0381-0733-8459-0899-0092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 100

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	184
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	49.55
Primary energy use (kWh/m <sup>2</sup> per year):	293.08

## Benchmarks

Buildings similar to this one could have ratings as follows:

48	If newly built
142	If typical of the existing stock