

**QUINTONS**

Chartered Surveyors &  
Commercial Property Consultants

**OFFICE WITH WAREHOUSE  
TO LET**

**GOOSE HILL HOUSE, GOOSE HILL  
HEADLEY, THATCHAM, BERKSHIRE, RG19 8AT**

**2,178 SQ FT (202.28 SQ M)**



**AMPLE PARKING, VIEWS OVER OPEN  
COUNTRYSIDE.**

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## SITUATION

The property is located at Goose Hill House, Headley. From the A339 Newbury To Basingstoke Road turn left signposted Ashford Hill. Follow this road for a few miles after cresting the steep hill Goose Hill House will be found about 500 yards on your right hand side. Turn into the road immediately before Goose Hill House and the office will be found straight ahead with the warehouse/light industrial building to the right.

## DESCRIPTION

The property comprises two buildings, one office and one warehouse/light industrial building.

The offices comprise a brick built structure with pitched tiled roof and internally comprise predominantly open plan office space with one managing director's office together with separate kitchen and WC facility.

The facilities internally comprise carpeted floor with plasterboard ceiling and inset spotlighting. We understand networking is available together with the patch panel and the kitchen comprises a range of base and wall units with sink and drainer and low level WC.

The warehouse comprises a timber structure with windows on all sides together with a double loading door. Internally the warehouse has a concrete floor with plastic coating over, a suspended ceiling with inset strip fluorescent lighting, a WC with shower, kitchenette and single-phase power.

Externally there is ample parking for approximately 10 cars.

## ACCOMMODATION

	Sq. M.	Sq. Ft
Office	75.044	808
Warehouse	127.24	1370
<b>Total</b>	<b>202.284</b>	<b>2,178</b>

## RATING ASSESSMENT

## SERVICE CHARGE

The service charge for the year commencing 1<sup>st</sup> Jan is TBA

## PROPOSAL

We are instructed to offer the property on a new lease the length of which is open to negotiation. The quoting rent is [REDACTED] per annum exclusive. Consideration will be given to splitting the offices and warehouse and letting them separately.

## LEGAL COSTS

Each party is to bear their own costs.

## VIEWING

