



*The Granary, Old Farm Buildings*

STANDEN MANOR ESTATE, HUNGERFORD

**Carter Jonas**



THE GRANARY  
OLD FARM BUILDINGS  
STANDEN  
HUNGERFORD  
BERKSHIRE  
RG17 ORB

An attractive former grain store, offering modern office space in a picturesque rural location.

284m<sup>2</sup> (3,057 ft<sup>2</sup>) as a whole or available in two separate units.

- Original farm buildings converted to high specification modern offices
- Ample on-site parking
- Excellent fibre optic internet connectivity (FTTP)
- Available for occupation from September 2021
- Additional storage opportunities available on site

Carter Jonas



PROPERTY

A converted farm building of brick construction under a slate roof spread over two floors.

The flexible accommodation currently comprises of an entrance hall, meeting room, office/storeroom, WC, shower facilities and a kitchen on the ground floor. On the first floor there is a large open plan office with two separate offices/break-out areas.

Fibre optic internet connections (FTTP) are available on site and a generous amount of allocated parking is available within the courtyard.

The internal accommodation could be sub-divided to create two separate units which would include ground and first floor areas, separate WC and kitchen facilities.

LOCATION

The Granary forms part of the Old Farm Buildings which is a range of traditional agricultural buildings now converted into offices, storage units and workshops, situated in the heart of the private Standen Manor Estate.

The Granary was comprehensively refurbished in 2005. The current tenants utilise the space as office, meeting rooms and associated storage space. However, the building has been designed so that it may be sub-divided to form two separate self-contained units.

The Standen Manor Estate is a attractive place to work offering the beauty of the local countryside being designated as an Area of Outstanding Natural Beauty as well as the convenience of being just a few minutes from Hungerford town centre with its array of local conveniences including mainline railway station (London Paddington approximately 1 hour). Junction 14 of the M4 is also just under 6 miles to the north.

Further information about the Estate can be found at: <https://standenfarm.co.uk/>

ACCOMODATION

The premises currently extend to the following approximate areas:

ACCOMODATION	Sq M	Sq Ft
<b>Ground Floor:</b>		
Reception	25	269
Meeting Room	34	366
Store Room	59	635
Store Room	14	151
<b>First Floor:</b>		
Open Plan Office	132	1421
Office	12	129
Office	8	86
<b>TOTAL</b>	<b>284</b>	<b>3,057</b>

The unit also contains a disabled WC, shower and kitchen.

If desirable, the unit could be split to create two separate units for rental independently, in which case the accommodation for each unit would broadly consist of the following approximate floor areas:-

ACCOMODATION	Sq M	Sq Ft
<b>Ground Floor:</b>		
Reception	25	269
Meeting Room	34	366
<b>First Floor:</b>		
Office	76	818
<b>TOTAL</b>	<b>135</b>	<b>1,453</b>

Each unit would have independent WC and kitchenette facilities.





## TERMS

The unit is available to let under a new fully repairing and insuring lease. The agreement is to be contracted out of the security of tenured provisions. For further details please contact the managing agents.

## PLANNING

Prospective occupiers are advised to make their own enquiries with West Berkshire Council regarding their intended use of the building.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## RATEABLE VALUE

Potential occupiers are advised to make their own enquiries as to the rateable value and rates payable for the building.

## SERVICES

Mains water and electricity are provided. Drainage is via a shared private foul drainage system. Heating is via an electric system.

Carter Jonas has not checked whether the services in the unit are in working order and it is the responsibility of the incoming tenants to satisfy themselves that they meet their requirements.

## HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

## VAT

The property is VAT elected and therefore VAT will be payable in respect of the rental.

## EPC RATINGS

EPC rating D (95)

## LOCAL AUTHORITY

West Berkshire Council  
Council Offices  
Market Street  
Newbury  
Berkshire  
RG14 5LD

Telephone: 01635 519 111  
Website: [www.westberks.gov.uk](http://www.westberks.gov.uk)

## VIEWINGS

Strictly by appointment only.

## DIRECTIONS

From Hungerford take the A338 towards Salisbury. Approximately 1 mile after the second roundabout as you leave the town, the entrance to the Estate will be found on your right.

Proceed down the drive, (taking care over the speed bumps) and take the second entrance on your left, then continue into the courtyard.



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## IMPORTANT INFORMATION

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